

Saddlebag Creek Ranches  
Homeowners Association  
Board of Directors  
Board@saddlebagcreek.org

## Meeting Minutes

June 11, 2019

Directors Present: Jack Duich, Jeff Sherman, Tim Strausbaugh, Jim Moore

Guests Present: Patti Couture, Lance Couture, Steve Appel, Brent McNett, Lucy Cash

Next meeting: Tuesday, August 6 @ 7:00 pm

1. **Bridle Trail**: Tim gave an update about status of Bridle Trail clearing. Tim recommended waiting until next week before any horse riding should begin. Additional discussion of Lot #7 easement and concerns raised about liability issues for the HOA and individual property owners (Brent McNett raised liability concern for himself). Steve Appel referred to Florida Statute 773.01 -.06, which covers inherent dangers associated with horse riding. Discussion occurred regarding posting signs along the trail citing the statute and “Ride at Own Risk” warning. New easement along Lot #7 to be filed pending completion of new survey.
  - a. **Action Item**: Jeff to further research legal and liability issues, including Florida Statute 773.
  - b. **Action Item**: Jeff to advise Jack regarding “Ride at Own Risk” signage.
  - c. **Action Item**: Jack to give copies of HOA insurance policies to Jeff for review.
  
2. **Swales Project**: Jim shared the bids from three contractors prepared by George F. Young engineering firm. Engineering firm will oversee the project and sign off on milestones along the way. Several concerns raised by Steve Appel including: substantial bid differences within the line items between the three contractors; schedule of services/milestones needs to be clarified; schedule of payments needs to be specified; dispute resolution needs to be clarified; dewatering scenario should be detailed; soil compaction should be stated to be 98% before any laying of sod or pouring of concrete; need specification for concrete finishing (broom finish vs. smooth finish).
  - a. **Action Item**: Jim to set up a meeting between Tim Dove, Jim Moore, Steve Appel, Jeff Sherman (tentatively the week of 6/24).
  - b. **Action Item**: Jim to follow up with George F. Young about the Board’s additional concerns and questions.
  
3. **Road Maintenance (Bird Baths and Wash Boarding)**: The “bird baths” (potholes) in the roads will be discussed at the next BOD meeting.

4. **Financials Review**: Review of bank statements and various invoices including Community Yard Sale expenses, construction services, FPL bills, mowing services.
5. **Dumping on Lot #40**: Illegal dumping is occurring on this lot. Tim got the sheriff involved. Attempts to contact the property owner have been unsuccessful; the contact information on record is not valid. Board to follow up.

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors