

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, January 14, 2020

Directors in Attendance: Jack Duich, Tim Strausbaugh, & Jim Moore

Others in Attendance: Sara Cohen, Lance & Patti Couture

Next Meeting: Tuesday, February 25, 2020

1. **Financials Review:** Review of invoices and signing of checks; review of bank statements; paid off Chris Egoﬀ Land Services; attorney fees related to drafting of bridle trail easement; FPL; lawn service; reimbursement to Jack for stamps; George F. Young engineering payment; Florida Gulf Coast Underground payment; Lake Doctor; insurance policy payments; web & communication services.
 - a. Discussion of bank account balances and cost of current and future projects.
2. **Architectural Review Committee:**
 - a. The Board approved fencing and gate plans for one of the new homeowners.
3. **General Information:**
 - a. A homeowner that owns an RV has requested the Board trim some of the oak trees along the front entrance.
 - i. The Board got two quotes to trim the trees. A decision will be tabled until the swale project is complete.
 - b. Discussion as to what recourse does the HOA have when property owners sell their lot to a new buyer without processing an eStoppel letter to validate if dues have been paid.
 - i. This is a title agency issue as far as the Board is concerned. Late fees will accrue on dues not paid.
4. **Swale Project:** There is only one Corrugated Metal Pipe (CMP) in the neighborhood. The existing CMP is in worse condition than expected. Will need to cut 6 feet oﬀ each end to inspect the pipe for any holes and overall integrity. On 1/23/2020 should have junction box completed at corner of the two streets. When box is ready, excavator will be brought in to dig down to inspect the pipe.
 - a. **Action Item:** Will make pipe replace or repair decision when able to inspect.
5. **Road Maintenance:**
 - a. Discussion of repairing the “bird baths” in the roads throughout the neighborhood. Jack spoke to Asphalt Maintenance for estimates. Also have prior quotes from Ajax and Superior. Parts of the roads are also “mushrooming.” Questions about options for road repairs. Will wait until Swale Project is complete before deciding which road maintenance projects to tackle.
 - b. Discussion of shell or rocks from the swale project to be put along edge of road in a couple of specific spots to protect the edge of the asphalt due to wash out of dirt along these spots.
6. **Next Meeting:** February 25, 2020
 - a. Review of financials, create a budget for upcoming year and decide on date and place for Annual Meeting.
7. **Annual Meeting:** Tentative March 2020
 - a. Tentatively at Old Miakka Methodist Church pending Jack discussing with Dave Cash.