

## Saddlebag Creek Ranches HOA Board of Directors Meeting

**Meeting Date:** Tuesday, February 25, 2020

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

**Others in Attendance:** Sara Cohen, Lance & Patti Couture

**Next Board Meeting:** Tuesday, April 21, 2020 (after Annual Meeting)

1. **Financials Review:** Review of invoices and signing of checks; review of bank statements; FPL; lawn service; George F. Young engineering payment; Florida Gulf Coast Underground payment; payment to the county to record the Lot #7 new easement; insurance payment for the Board of Directors.
  - a. Discussion of bank account balances and cost of current and future projects.
2. **Road Maintenance:**
  - a. Jack will get new quotes from Ajax and Superior for road maintenance projects.
    - i. Jack to get quotes for both repaving entire neighborhood and for repair work in phases.
    - ii. Board to table discussion until after the Annual Meeting.
3. **Swale Project:** The one Corrugated Metal Pipe (CMP) has been replaced and new sod laid on top. Work is progressing.
4. **Bridle Trail:** Jack ran a seed-bed prep machine across the trail. Letting the natural vegetation grow for now and will re-evaluate as time goes by. The trail may need additional work. May need occasional lawn maintenance. Will be open to quote from Kevin's Lawn Maintenance.
5. **General Information:**
  - a. There have been reports of ATVs riding on the Bridle Trail. Neighbors have posted on the Facebook page. This is against the deed restrictions. The Board will try to identify who is riding on the trail and inform them via letter about this deed restriction.
  - b. A homeowner with a "No Trespassing" sign will be sent a letter to inform them this is against deed restrictions.
  - c. The Board received two quotes to trim the trees around the front entrance in response to a homeowner's request because their RV hits the trees.
    - i. The Board agreed to accept the lowest bid to trim the trees at the front entrance.
  - d. A report of an improper driveway by one of the homeowners (no culvert in place). No plans have been submitted to the Board.
    - i. Jack to email homeowner about road degradation.
6. **Next Board Meeting:** after Annual Meeting on April 21, 2020
7. **Annual Meeting:** April 21, 2020
  - a. Tentatively to be held at Old Miakka Methodist Church pending Jack discussing with Dave Cash.
  - b. Jack awaiting final numbers from accountant for presentation at the annual meeting.
  - c. Agenda:
    - i. Financials: extraordinary and recurring expenses
    - ii. Swale/drainage project
    - iii. Bridle Trail
    - iv. Front entrance tree trimming and beautification
    - v. Future proposed road maintenance projects
    - vi. Election of new board members
      1. All existing board members are willing to continue serving another term
  - d. Lance & Patti to send out solicitation for new board member interest 4 weeks before the meeting
    - i. Patti to post on HOA website and Facebook page, Lance to send out emails and surface mail anyone for whom we do not have email addresses.