

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, May 4, 2021

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: TBD

1. **Financials Review:** Review of bank statements. Review of invoices and signing of checks for payments due.
 - a. Discussion of bank account balances, cost of current and future projects.
 - b. Invoices for HOA dues were sent out late this year (2021) due to accountant's medical issues. There was a grace period for homeowners paying dues.
 - i. A few homeowners are still outstanding on dues. Late fees are being accrued.
2. **Road Maintenance:**
 - a. Jack sought quotes from ACPLM and Asphalt Maintenance for road maintenance projects.
 - i. Received quotes for both repaving entire neighborhood and for repair work in two phases.
 1. Repair of High Oaks Trail asphalt (same quote from both companies)
 2. Saddlebag Trail from Appels' west side of property (between Lots #26b and #25) to the east
 - a. ACPLM proposes fixing the dips by cutting out squares to the road base, mixture of milled asphalt and cement as a base and then paving over top in a patch-work pattern (some quite long patches) (Est. Cost: \$48,000)
 - b. Asphalt Maintenance proposes pack and level the dips and pave with 1¼" asphalt on the roads up to the beginning of the large cul-de-sac (Est. Cost: \$51,000); including the cul-de-sac brings total estimated cost to ~\$60,000.
 - ii. After discussion of proposals, the Board is leaning toward the re-paving option for the Saddlebag Trail repair work (proposal from Asphalt Maintenance). The Board has questions regarding thickness of the asphalt and likelihood of distortions over time.
 - iii. **Action Item:** Board to table final decision until July timeframe.
3. **Bridle Trail:** Per Tim, boars have torn up parts of the trail behind Lots #6 & #7. Tim and Jack think bush hog can repair it and other problem spots along the trail. However, no one appears to be using the trail and no one has complained to the Board about the condition of the trail.
 - a. **Action Item:** Tim to get quotes from bush hog companies.
4. **Sarasota Medieval Fair Property Development:** Discussion involved impact to Saddlebag Creek Ranches community and potential involvement in any joint legal action against the new development. Traffic and safety concerns; security, dust and noise issues. There are potential storm water run-off issues on adjacent properties to the new development. The Board does not think the county commissioners are likely to do anything, nor does the Board think they can count on help from FDOT or SWFWMD. Building dept. director states a special exemption permit is not likely to be approved however, the BOD is not convinced this will occur hence is seeking legal options. Jack reached out to Robert Lincoln (attorney) regarding going in with Russ Ireland (adjacent property) for legal action against the fair property owner (Croteau).
 - a. The Board's primary focus is stopping the fair, wedding events, and other year-round events, with options to pursue remediation if storm water drainage becomes a concern to the community.
 - b. **Action Items:**
 - i. Jack to post to the Facebook group page about SCR HOA potential involvement in this issue.
 - ii. Patti to post Jack's write-up on the HOA website.
 - iii. Lance to email links to the post (both FB and website) to the HOA email list.
5. **General Business:**
 - a. Several expansions and outbuilding projects are underway with rapid review by the ARC.
 - b. One of the lots has a shell apron, rather than concrete, at the entrance of the driveway, and it is causing destruction of the edge of the road along Saddlebag Trail. The owner of the adjacent lot is using the lot with the shell apron to access his lot. Board to investigate further and take action as necessary.
 - c. The Board approved mulch and plantings for beautification of front entrance.
6. **Next Board Meeting:** Tentatively August 2021 (TBD)
7. **Annual Meeting:** potential meeting tentatively in September (TBD)