

## Saddlebag Creek Ranches HOA Board of Directors Meeting

**Meeting Date:** Tuesday, 26 October

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

**Others in Attendance:** Lance & Patti Couture, Jodie & Jeff Congdon, Bill Zinn

**Next Board Meeting:** Tuesday, 14 December (TBD)

1. Meeting began at 7:07pm.
2. **Financials Review:** Review of bank statements. Review and co-signing of paid invoices.
  - a. Discussion of bank account balances, cost of current and future projects.
  - b. Discussion of possibly changing from SunTrust bank for HOA accounts.
    - i. Further discussion tabled for future meeting.
  - c. Discussion of extending attorney's fees for representing HOA for Medieval Fair permit hearing.
    - i. Board agreed to spend no additional funds for attorney other than the \$210 extra that attorney has already spent over and above the \$5000 the HOA agreed to.
    - ii. Board agreed to wait until after the Fair's opening weekend (11/6/2021) to assess any issues that might arise because of the fair that call for any further legal matters.
3. **Road Maintenance:**
  - a. Road maintenance is complete.
  - b. Quote for ~\$155,000 to pave the remainder of the neighborhood:
    - i. ~\$60,000 in today's dollars for High Oaks Trail (in 5 yrs)
    - ii. ~\$95,000 in today's dollars for Saddlebag Trail (in 7 yrs)
4. **Sarasota Medieval Fair Property Development:**
  - a. Board discussion regarding the legal advice received thus far.
  - b. Board agreed to wait until after the Fair's opening weekend (11/6) to assess any issues that might arise because of the fair.
  - c. Discussion of ways to mitigate unwanted traffic from entering the neighborhood.
    - i. A sign will be posted at front entrance to deter non-residents from entering the front entrance.
    - ii. Some board members plan to watch the front entrance opening weekend.
  - d. Patti to post to website the FHP phone number for homeowners to call to complain about traffic issues.
5. **Bridle Trail:**
  - a. Trails have become overgrown and need to be bush hogged or mowed.
  - b. Bill Zinn has volunteered to evaluate the trails to see if he can clear part of the trails.
    - i. Focus on the trail behind Saddlebag Trail for now since it is in worse condition than High Oaks.
6. **General Business:**
  - a. Homeowner present at meeting suggested adding signs to remind people to slow down. There is one car/driver specifically that has many complaints from neighbors for speeding through the neighborhood. Board will try to reach out to the owner. If driver's behavior is not mitigated, the Board will consider other options to deter the speeding.
  - b. Homeowners present at meeting had questions about what qualifies as a structure on properties.
  - c. Berm on first fire pond needs remediation.
  - d. Community Yard Sale for next Spring was discussed.
7. Meeting adjourned at 8:32pm.
8. **Next Board Meeting:** Tuesday, 14 December (TBD)
9. **Annual Meeting:** March 2022 (TBD)