

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 21 December 2021

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 8 February 2022

1. Meeting began at 7:07 pm.
2. Reading of the meeting minutes from the 26 October board meeting.
3. **Financials Review:** Review of bank statements. Review and co-signing of paid invoices (including property tax bill, lawn maintenance, pond maintenance, FPL, stamps)
 - a. Current bank account balance: ~\$89,000.
 - b. Only one homeowner in arrears for HOA dues for 1 year (fees and penalties have been assessed).
 - c. The attorney's office voided the check for the extra \$210 the board paid to attorney that they spent over and above the \$5000 the HOA agreed to for the Medieval Fair legal work.
4. **Road Maintenance:**
 - a. Dips in 2 areas (corner of Saddlebag and High Oaks, and another area further down Saddlebag) will be addressed by the road work company.
 - i. Board agreed to only address these issues and no other paving projects until in the future.
5. **Sarasota Medieval Fair:**
 - a. Some traffic and noise issues were observed and several homeowner complaints.
 - b. Special Event Permit Hearing has not occurred yet.
 - i. No further action until a hearing is scheduled. May want attorney to represent SCR for future offsite impacts.
6. **Bridle Trails:**
 - a. Discussion of location of the actual trails.
 - b. Bill Zinn mowed the trails.
 - c. Yonn has offered his bush hog for future use to maintain the trails.
7. **General Business:**
 - a. Per Tim, the fire dept. performed annual inspection of the fire ponds.
 - b. New home construction improvements discussed.
 - c. Discussion of date and agenda for Annual Meeting in April 2022 (financials, budgets, projects, dues, etc.).
 - d. Date for Annual Meeting: 12 Apr 2022

Date for Next BOD Meeting: 8 Feb 2022

8. **New Business:**
 - a. Discussed possible replacements for Lance and Patti Couture to perform the following services they currently provide:
 - i. Maintenance of the master homeowner contact list
 - ii. Communications (email, paper mailings) (change auto-forward to the board to BCC)
 - iii. SCR HOA Wordpress Website Maintenance
 - iv. SCR HOA Facebook Page updates
 - v. **Action Item:**
 1. Lance & Patti to write up job descriptions/skill sets required to perform duties.
 - b. Community Yard Sale discussion for Q1 2022.
 - i. Bring up at annual meeting.
 - ii. **Action Item:**

1. Patti and Lance to post a call for interest on the Facebook page and email the homeowner contact list.
 - c. A few properties have broken fence rails or wrong paint color that need to be repaired/replaced.
 - i. **Action Item:**
 1. Jack to send emails to respective homeowners.
 - d. Discussion of plants that need to be replaced along the front entrance.
 - e. Fire pond near front entrance causing drainage issues for homeowner next to it
 - f. Discussed adding more board members.
 - i. Will post call for nominations prior to the Annual Meeting in April 2022.
9. Meeting adjourned at 8:46 pm.
10. **Next Board Meeting:** Tuesday, 8 February 2022
11. **Annual Meeting:** Tuesday, 12 April 2022