

## Saddlebag Creek Ranches HOA Board of Directors Meeting

**Meeting Date:** Tuesday, 12 April 2022

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

**Others in Attendance:** Lance & Patti Couture, Eric Swatek & Marcela Serio

**Next Board Meeting (after Annual Meeting):** Tuesday, 17 May 2022

1. Meeting began at 7:15 pm.
2. **Financials Review:** Review of bank statements. Review and co-signing of paid invoices (including property tax bill, lawn maintenance, sprinkler repairs, pond maintenance, FPL, stamps, mailbox fees, website and communications fees, community yard sale costs, concrete costs for miter repairs)
  - a. A few homeowners are still in arrears on annual dues.
    - i. **Action Item:**
      1. Jeff Sherman investigating legal options for putting liens on homeowners who are in arrears.
  - b. Financials will be shared at the Annual HOA Membership Meeting.
    - i. **Action Item:**
      1. Jack to ask Dave Ferguson to create a proforma budget.
3. **Community Yard Sale:**
  - a. Community yard sale on 3/5 was a success.
4. **Front Entrance Signs:**
  - a. The two wooden Saddlebag Creek Ranches signs are falling apart and need to be replaced.
  - b. Jack got a couple of quotes from sign companies, but board felt the cost was excessive.
  - c. Board agreed to not replace the wooden signs at this time.
5. **General Business:**
  - a. **Miter Repair:**
    - i. Tim and Jim poured concrete to repair miter at washout at the intersection of Saddlebag and High Oaks
  - b. **Sprinkler System:**
    - i. Jim and Tim fixed the sprinkler valve issues
  - c. **DOT:**
    - i. DOT re-painted the double yellow lines on SR70 and extended the lines past the entrance on both sides
    - ii. DOT did not approve of the "No Passing" signs requested on either side of entrance
  - d. **Lot #17:**
    - i. More discussion of concrete apron and property access issue on Lot #17.
    - ii. Board will continue to monitor for any damage to the edge of the road and will take appropriate action if warranted.
  - e. **Annual Meeting:** Discussion of date and agenda for Annual Meeting in May 2022 (financials, budgets, projects, dues, etc.).
    - i. Scheduled Annual Meeting for **17 May 2022**
    - ii. Discussion of ballots and distribution methods (email and surface mailings)
    - iii. **Action Item:**
      1. Jeff Sherman will be in charge of the election preparation
      2. Jack to follow-up with Dave & Lucy Cash regarding reservation of the Old Miakka Methodist Church for the Annual Meeting
      3. Jack to send Patti & Lance Couture a meeting agenda to post on website and send out in email notifications.
6. **Next Board Meeting:** Tuesday, 17 May 2022 (after Annual Meeting)
7. **Annual Meeting:** Tuesday, 17 May 2022
8. Meeting adjourned at 8:38 pm.