

Saddlebag Creek Ranches
Homeowners Association
2022 Annual Owners' Meeting
Board@saddlebagcreek.org

HOA Annual Meeting Minutes

May 17, 2022

Directors Present: Jack Duich, Jim Moore, Jeff Sherman, Tim Strausbaugh

Others Present: Jane Strausbaugh, Mick Behr, Marcela Serio & Eric Swatek, Meredith Ashby, Beth Dadson, Steve & Beth Reuther, Brent McNett, Bill & Paula Vosnos, Tony & Terri Milen, Lance & Patti Couture

1. Meeting called to order at 7:05 pm

2. Introduction of property owners

3. Attendance sign-in sheet

4. Roll call of directors

5. Review of Board of Director Roles

- Tom Bardroff – general maintenance (stepping down)
- Jack Duich – administration, external liaison, governance, roads project, ARC
- Jim Moore – swale and drainage project, sprinklers
- Jeff Sherman – legal guidance and other duties as requested
- Tim Strausbaugh – front entrance/sprinklers, all-around handyman
- (Special thanks to Jessie Duich for accommodating every BOD meeting at her residence!)

6. 2020, 2021 & 2022 YTD Financial Review:

- *Note: Financial Details available in Jack's PowerPoint presentation (posted on the HOA website <http://saddlebagcreek.org/meeting-minutes/>)*

- **2020:**
 - Gross Profit: \$36,304
 - Expenses: \$14,963 (mostly lawn maintenance)
 - Net Ordinary Income: \$21,340
 - Capital Expenditures: \$32,004
 - Drainage Project: \$28,864
 - Road Repairs + Improvements: \$3,140
 - Net Income: -\$10,663
 - Balance EOY 2020: \$135,813
- **2021:**
 - Gross Profit: \$36,338
 - Expenses: \$20,991 (mostly lawn maintenance)
 - Net Ordinary Income: \$15,346

- Capital Expenditures: \$60,600
 - Road Repairs: \$60,600
- Net Income: -\$45,253
- Balance EOY 2021: \$91,120
- o **2022 (YTD):**
 - Draft Budget:
 - Lawn Maintenance: \$700 per mow from now until end of 2022
 - Projected Ordinary Income: \$16,000-\$18,000

7. 2020, 2021 & 2022 YTD Accomplishments / Highlights

- o Bridle Trail Clearing (Flottesmesch easement opens new trail; Bill Zinn now mowing)
- o Swales and Drainage Project completed including CMP replacement
- o Road repairs & repaving
 - Future costing depending on cost of resources (oil, labor, etc.)
 - \$60K for High Oaks Trail (today's dollars)
 - \$95K for balance of Saddlebag Trail (today's dollars)
 - 5- to 7-year life expectancy for current 'old' roads (@ today's usage)
 - Barring unanticipated major expenses, potential to keep dues @ \$600/yr
- o Entrance bed replanting & sprinkler maintenance (ongoing)
 - Thanks to Tom, Tim, Jim!
- o Medieval Fair concern engagement (\$5,000 legal fees)
- o Community yard sale – 3/5/2022
 - Many thanks to Rose Riggle
- o FDOT SR70 double-line repainted

8. 2022 Priorities

- **Maintenance of community assets (repair/restoration)**
 - o Roadways – continue to monitor
 - o Emergency swale restoration near Champ property
- **Assist property owners with new construction & improvements**
- **Monitor / anticipate / react to possible adjacent development (including egress of HOT easement)**
 - o Need community attention to news / events / rumors
 - o Could involve legal fees
- **2022 Medieval Fair**
- **Other new business brought up by property owners:**
 - More discussion about possible new community and the easements to the Jackson & Marks properties

9. 2022 Board of Directors Election (one-year terms, 3 directors minimum, 5 ideal, 7 maximum)

- **2022 Director Nominees:**
 - Jack Duich
 - Jim Moore
 - Jeff Sherman
 - Tim Strausbaugh
 - Other write-in: Marcela Serio
- Note: Tom Bardroff is stepping down.
- **Results:** The four remaining board members were re-elected along with write-in Marcela Serio.

10. Next Board of Directors Meeting is immediately following tonight's Annual Membership Meeting, then the board meetings will be every 6 – 8 weeks

11. Meeting adjourned at 8:10 pm.

Thank you for your consideration.

Saddlebag Creek Ranches, Homeowners Association, Board of Directors