

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 6 December 2022

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 24 January 2023

1. Meeting began at 7:10 pm.
2. **Financials Review:** Review of bank statements. Review and co-signing of paid invoices (including HOA tax bill, lawn maintenance, pond maintenance, FPL).
 - a. Extra debris clean-up expenses because of the hurricane.
 - b. Discussion about putting HOA reserves into short-term CDs.
 - i. Jack to discuss further with the accountant, Dave Ferguson.
3. **Hurricane Damage:**
 - a. Debris clean-up by FEMA:
 - i. The two FEMA clean-up crews damaged some parts of the asphalt roads.
 1. **Action Item:**
 - a. Jack has asphalt fill that he and Tim will use to patch the damaged areas.
 - b. Two fire pond swales need to be smoothed out after the clean-up
 - i. **Action Item:**
 1. Tim will evaluate and determine if he can address the issue.
 - c. Several fences in the neighborhood are damaged and still need to be fixed by their respective homeowners.
4. **Fire Pond Emergency Swale Restoration:**
 - a. On the Regis Champ fire pond emergency swale restoration, the elevation of the swale needs to be taken to determine where stakes for overflow swale should be. The overflow swale needs to be re-cut.
 - i. **Action Items:**
 1. Jack and Jim will use a laser level to take the elevation of existing culvert pipe.
 2. Property owner still needs to add fill in his yard on his side of the fence.
5. **ARC:**
 - a. One property owner has put a pole barn up without notifying the HOA.
 - i. As a result of the hurricane, the pole barn can be seen from the road.
 - ii. Owner has committed to close in the pole barn and has submitted plans to the ARC.
 - b. Another property owner will be closing in their horse/ag barn.
 - c. Another homeowner is requesting to build a large pole barn.
 - i. Board approved the request.
6. **Leasing/Renting by Homeowners:**
 - a. Marcela to do more research in HOA deed restrictions to see if any mention of homeowners renting their property
7. **Bridle Trails:**
 - a. Bill Zinn is continuing to mow and maintain the trails.
 - b. **Action Item:**
 - i. Tim has agreed to assist Bill to remove any trees and limbs that are down in the trails.
8. **Medieval Fair:**
 - a. No homeowners complained about excessive noise from the fair this year.
 - b. The fair still has no special event permit that the board is aware of.
9. **New Business:**
 - a. Holiday Party

- i. A homeowner asked about a holiday party.
 - ii. No HOA-sponsored party is planned.
 - iii. The homeowner is free to host their own party and they can advertise it on the HOA Facebook page.
 - b. Community Yard Sale
 - i. Discussion tabled until next BOD meeting.
 - c. Lending Library
 - i. **Action Item:**
 - 1. Jeff and Jim will take on the task of building a lending library box and install it at the intersection of Saddlebag Trail and High Oaks Trail
 - d. HOA Documents
 - i. Marcela has taken on the task of cleaning up the existing HOA documents to combine them and make them searchable.
 - ii. **Action Item:**
 - 1. Marcela to work with Lance to clean-up the documents.

10. **Next Board Meeting:** Tuesday, 24 January 2023

11. Meeting adjourned at 9:06 pm.