

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 24 January 2023

Directors in Attendance: Jack Duich, Jeff Sherman, Tim Strausbaugh

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 14 March 2023

1. Meeting began at 7:12 pm.
2. **Financials Review:** Review of bank statements. Review and co-signing of paid invoices (including stamps, road patch, insurance premiums, Terry's Tree Service, lawn maintenance, pond maintenance, FPL [2 separate accounts], Q4 website and communication services).
 - a. **Action Item:**
 - i. Jack to get 2022 annual financial documents from the accountant, Dave Ferguson, in preparation for the Annual Meeting.
3. **ARC:**
 - a. One property owner has put a pole barn.
 - i. It had no shielding on side facing street. Homeowner is making progress to rectify.
 - b. Another property owner is making progress closing in their horse/ag barn and painting it.
 - c. Another property owner wants to put an addition on their house.
 - i. **Action Item:**
 1. Tim will notify the homeowners that they need to fill out and submit an ARC form (found on our HOA website). They will also need to submit a survey as well.
4. **New Business:**
 - a. There is a question as to whether the following two properties are paying property dues:
 - i. The hunting property (Jackson property) on High Oaks Trail and the property north at the end of Saddlebag Trail cul-de-sac (Hidden Oaks, Inc.?) that HOA allows access to the property via Saddlebag Trail
 1. **Action Item:**
 - a. Jack to follow-up with the accountant Dave Ferguson to find out if the owners are being invoiced.
 - b. Several fences in the neighborhood are still in bad shape from Hurricane Ian and need to be repaired.
 - i. **Action Item:**
 1. Jack to post a general message on Facebook Page.
 2. Jack will send emails to the four homeowners whose fences are need of repair.
 - c. Wood is piled up in front of another owner's fence. Lawn maintenance cannot mow that area.
 - i. **Action Item:**
 1. Jack will send an email to the homeowner to remove the wood pile.
5. **Future Business to Discuss:**
 - a. Community Party
 - b. Community Yard Sale
6. **Next Board Meeting:** Tuesday, 14 March 2023
7. Meeting adjourned at 8:14 pm.