

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 14 March 2023

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 18 April 2023

1. Meeting began at 7:18 pm.
2. **Financials Review:** Review of bank statements. Review and co-signing of paid invoices.
 - a. Fraudulent activity occurred with a check in the mail. All funds have been recovered. New checking accounts have been created for the HOA.
 - b. One homeowner's 2023 dues check bounced.
 - i. The same homeowner paid their 2022 dues late.
 - ii. The same homeowner still has not paid their 2021 dues.
 1. **Action Item:**
 - a. Jack will have HOA accountant (Dave Ferguson) compile all outstanding dues, interest, and late fees and prepare invoices.
 - b. Jeff will send 2 letters (one mailed, one certified) to homeowner including invoices with all current charges owed which will be due by 3/31/2023. Letters will include Jack's contact information for homeowner to contact and will instruct homeowner to send payments to the HOA accountant.
3. **Community Associations Day:**
 - a. 3/23 – Jack and Jeff plan to attend.
4. **ARC:**
 - a. Board approved a property owner that submitted ARC approval form for installing an addition on their house.
5. **Compliance Issues:**
 - a. Some fences in the neighborhood do not conform to standards due to disrepair since the hurricane. There has been plenty of time to repair the fences.
 - i. **Action Item:**
 1. Jeff will draft letters and Jack will sign and mail to the three homeowners whose fences are in need of repair. Will give the property owners 30 days to remediate.
 - b. Another property owner is not compliant with enclosing their outbuilding that faces street-side.
 - i. **Action Item:**
 1. Jeff will send letter to homeowner.
 - c. Another property owner has a boat in plain sight.
 - i. **Action Item:**
 1. Jack will send email to property owner.
6. **New Business:**
 - a. New plants have been installed at front entrance.
 - b. Broken fence post near front entrance needs to be replaced.
 - c. Need pond cleanup around drainage near the swale.
 - i. **Action Item:**
 1. Tim to talk to Dale Simon to get quote for him using his equipment to clear and level the area.
 - d. Overflow swale pipe entrance on one of the properties needs to be one foot lower than the level of the swale.
 - i. **Action Item:**
 1. Jim and Tim to sight and mark measurements for fixing the pipe.

7. **Future Business to Discuss:**
 - a. Community Party
 - b. Community Yard Sale

8. **Next Board Meeting:** Tuesday, 18 April 2023

9. **Annual Meeting:** TBD July 2023

10. Meeting adjourned at 8:43 pm.