

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 18 April 2023

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 06 June 2023

1. Meeting began at 7:08 pm.
2. **Financials Review:** Review of bank statements. Review of invoices (including post office box and lawn service). Co-signing and disbursement of checks (web and communication services to Patti Couture, reimbursement for irrigation supplies to Jim Moore).
 - a. Expecting HOA year-end financial statements and tax information from the accountant now that tax season is over.
 - b. Awaiting next month's bank statements to verify that last 2 homeowners' checks for dues have cleared.
 - c. Lake Doctor's raising their rates an additional \$20 bi-annually.
 - d. Jack to investigate new DNO insurance for the Board.
 - e. Jack and Jeff to work on next year's budget during next Board meeting for presenting at the Annual Meeting.
3. **Compliance Issues:**
 - a. Two properties still need fences repaired.
 - i. **Action Item:**
 1. Board to follow-up with those homeowners.
 - b. The property owner that had the boat in plain sight has moved their boat.
4. **Old Business:**
 - a. 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.
 2. Planning to do this work next week.
5. **New Business:**
 - a. Curbing at front entrance has been damaged.
 - i. **Action Item:**
 1. Tim to repair the concrete himself.
 - b. Pond Swales
 - i. **Action Item:**
 1. Tim to contact vendor Todd Bontrager to have the 2 pond swales cleared, leveled and re-sodded.
6. **Next Board Meeting:** Tuesday, 06 June 2023
7. **Annual Meeting:** TBD July 2023
8. Meeting adjourned at 8:06 pm.