

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 12 September 2023

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 7 November 2023

1. Meeting began at 7:09 pm.
2. **Financials Review:** Review of bank statements. Review of invoices (including FPL, lawn service, communication and web services, Lake Doctor, accountant Dave Ferguson for HOA tax return).
 - a. Even with the higher cost of the new lawn services, the Board does not feel there is a need to raise HOA dues.
 - b. We received the HOA year-end financial statements and tax information from the accountant.
 - i. **Action Item:**
 1. Jack to send the financial statements to Patti to publish on the HOA website.
 - c. Proposed new property taxes for the 15 acres of common area in the neighborhood have gone up to \$17.26.
 - d. One property owner still has not paid their 2023 dues. Late fees are continuing to accrue.
3. **ARC:**
 - a. One homeowner is planning to build a new workshop building. Plans have been submitted to ARC for approval.
4. **New Business:**
 - a. Jeff mentioned that the edges of road around the cul-de-sac on Saddlebag Trail are breaking up.
 - i. Jack to look at it to decide whether repairs are necessary.
 - ii. **Action Item:**
 1. Jack to get a quote for road repairs if needed.
 - b. New lawn service for the common areas
 - i. Have tried two different new lawn services so far on a trial basis.
 - ii. **Action Item:**
 1. Jack will have a third new lawn service in the coming week on a trial basis.
 - c. Brush pile at end of High Oaks Trail has been removed.
 - d. One homeowner needs to move their boat behind their house out of view from the street.
5. **Holiday Party**
 - a. Preliminary discussion about an informal covered dish neighborhood party.
 - i. **Action Item:**
 1. Marcela to head up the planning.
6. **Next Board Meeting:** Tuesday, 7 November 2023
7. **Annual Meeting:** TBD
8. Meeting adjourned at 8:15 pm.