

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 7 November 2023

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 9 January 2023

1. Meeting began at 7:12 pm.
2. **Financials Review:** Review of bank statements. Review of invoices (including FPL, lawn service).
 - a. We received the HOA year-end financial statements and tax information from the accountant. Jack gave a copy of the 2022 financial statements to Patti to scan & publish on the HOA website.
 - b. One homeowner still has not paid their 2023 dues.
 - c. D&O Insurance for the BOD has lapsed
 - i. **Action Item:**
 1. Jeff to continue researching other D&O options
 - d. The Board voted to raise annual dues from \$600 to \$700 for 2024 due to increases in lawn care and FPL electricity costs
 - i. **Action Item:**
 1. Jack to compose a communication to the homeowners which will be emailed and posted on the HOA website and Facebook Group page.
3. **Lawn Service:**
 - a. New lawn service for the common areas
 - i. Have tried a third different new lawn service so far on a trial basis. Jack inspected their work. So far, this service has done the best job of the three services, per Jack. They did the common area mowing for \$900 and, along with the other companies, are asking for \$1,000 per cut. Up from the \$750 we were paying last year and through early summer this year.
 - ii. Will schedule one cut each in November and December.
4. **Roads:**
 - a. The Board determined that the neighborhood will not need a major repaving of the roads until end of 2024
5. **New Business:**
 - a. A car caused damage at the front entrance, including the stop sign and landscaping at front.
 - i. **Action Item:**
 1. Jack to order a new stop sign. Will use donated materials to repair landscaping.
 - b. A couple of homeowners have boats or RVs in view from the roads
 - i. **Action Item:**
 1. Jack to contact the homeowners
6. **Next Board Meeting:** Tuesday, 9 January 2023
7. **Annual Meeting:** TBD
8. Meeting adjourned at 8:20 pm.