

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 7 May 2024

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 16 July 2024

1. **Meeting began at 7:05 pm.**
2. **Financials Review:**
 - a. Review of bank statements.
 - b. Review of invoices (including FPL, lawn service, web and communication services).
 - c. BOD now has D&O Insurance
 - i. Jeff found a policy for \$500,000 coverage for \$1,758 annual premium.
 - d. Jack received copies of the 2023 financials and draft tax return for the HOA from the accountant.
 - i. **Action Items:**
 1. Jack will provide copies of the documents that Patti will upload to the HOA website.
 2. Jack to follow up with accountant regarding filing of tax return (extension filed as usual).
3. **Community Yard Sale:**
 - a. Saturday, May 18, 8:00am – 3:00pm
 - b. Jack bought some “Community Yard Sale” sandwich board signs for the event.
 - i. The signs will be put along SR 70 a few days before the yard sale.
 - c. **Action Item:**
 - i. Jack to submit announcements to Myakka 411 and The Observer
4. **Sprinkler System:**
 - a. Sprinkler contractor completed the work on the sprinkler system along the front to even out the height of all the sprinkler heads, so they don’t get hit by the landscaper’s mowers.
 - i. \$1,856 total for materials and labor
5. **Future Road Work:**
 - a. Discussion of potential future road work needed for some “birdbath” areas within the community.
6. **ARC Review:**
 - a. One homeowner has a discrepancy with a metal roof for a new structure not matching the shingled roof on the primary residence. The Board did not catch the discrepancy during the ARC review.
 - i. Remediation will be for the homeowners to color match new structure with primary residence.
 - ii. Board will give homeowner 90 days to comply with matching the new structure to the primary residence.
7. **Annual Meeting:**
 - a. Tuesday, 16 July 2024, 7:00 pm
 - b. **Action Items:**
 - i. Jack to contact Old Miakka Methodist Church to make sure we can use their fellowship hall for the meeting as has been done in the past.
 - ii. Patti to post announcement on the HOA website and FB page.
8. **Next Board Meeting:** Tuesday, 16 July 2024 (to be held after the Annual Meeting)
9. **Meeting adjourned at 8:22 pm.**