

2024 Saddlebag Creek Annual HOA Meeting

Date: 07/23/2024

Location: Old Miakka Church

- Meeting began at 7:02pm
- Introduction of directors
- Homeowner introductions

- Jack presented the following:
- Review of Board Member Roles

- Current members:
 - o Jack Duich – administration, external liaison, governance, roads projects ARC
 - o Jim Moore – swale & drainage project, sprinklers
 - o Jeff Sherman – legal guidance & other duties as requested
 - o Tim Strausbaugh – entrance/sprinklers, beautification
 - o Marcela Serio

- Review of Balance Sheet, Profit & Loss statements
 - o Note that all financials are open for review by all homeowners
- Income based on dues: ~\$36,000
- Current Balance: \$154, 084
- YTD Profit: ~\$20,000

- 2023 & 2024 YTD Accomplishments/Highlights
 - o Front entrance fire pond emergency swale remediation
 - o Sprinkler system filter construction – clog avoidance (Tim & Jim)
 - o Entrance bed replanting & sprinkler maintenance 2023 until April 2024 (Tim & Jim)
 - o Damage repair at entrance (twice)
 - o Two fire ponds roadway facing swale cleared (need to grind stumps)
 - o New lawn service chosen (from 3 candidates)
 - o Multiple ARC submissions/reviews/approvals (additions, outbuildings & pool)
 - o Community Yard Sale (many thanks to Rose Riggie)
 - o On-going BOD meetings (thanks to Jessie Duich)

- 2024 Priorities
 - o Maintenance of community assets (repair/restoration)
 - Roadways – continue to monitor
 - Road repairs & repaving
 - Future costing depending on cost of resources (oil, labor, etc.)
 - \$60K for High Oaks Trail (2023 dollars)
 - \$95K for balance of Saddlebag Trail (2023 dollars)
 - 5–7-year life expectancy for current “old” roads (@ today’s usage)
 - Entrance condition & beautification
 - Signs

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- Assist property owners with new construction & improvements
 - Monitor/anticipate/react to possible adjacent development including egress off HOT easement
 - Need community attention to news/events/rumors
 - Another year of Medieval Fair
 - Discussion among homeowners about some issues last year
 - Jack discussed the Saddlebag Creek Phase 1 potential impact
 - Per Steve Appel Phase 1 does not have easement to use the existing roads
 - Other needs/ideas?
 - Discussion of potential social activities within the community
 - Youth get-togethers – this is up to the community to organize, not the HOA
 - Jack suggested using the HOA Facebook page to organize
 - Jeff brought up issues with recent break-ins
 - Jeff brought up building a lending library (HOA would pay for materials if someone would build it)
 - Potential location would be in front of pond at intersection of Saddlebag Trail & High Oaks Trail
 - Another garage sale?
 - Maybe Spring or Fall, not in May (it was too hot)
 - Up to the community to organize this
 - Homeowners can use the HOA Facebook page to organize
 - Some members asking to have contact information for all homeowners available
 - Due to privacy concerns, the HOA cannot publish this information
 - If horses or other livestock get loose, homeowners should contact the county agriculture division
- 2024 Board of Directors Election
- 2024 Director nominees: one-year terms. 3 directors minimum, 5 ideal, 7 maximum
 - Current Directors
 - Jack Duich
 - Jim Moore
 - Jeff Sherman
 - Tim Strausbaugh
 - Marcela Serio
 - Write-ins welcomed and encouraged
 - Submitted ballots at the meeting unanimously re-elected the existing 5 board members
 - The meeting was adjourned at 8:08pm