

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 21 January 2025

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

Others in Attendance: Lance & Patti Couture, Meredith Ashby, Bill Vosnos

Next Board Meeting: Tuesday, 18 March 2025

1. Meeting began at 7:07 pm.

2. Financials Review:

- a. Review of bank statements and 1099-INT
- b. Review of invoices (including stamps and postal expenses, FPL, Lake Doctors for 2nd half of 2024, lawn service, 4th quarter web and communications, domain name annual renewal).
- c. One homeowner is still in arrears on HOA dues. Penalties and interests are accruing.
- d. The Current accountant will retire soon but will work with the HOA until the 2024 tax return is filed. The board is searching for a replacement accountant.

3. Compliance Issues

- a. Multiple homeowners have raised several concerns regarding another homeowner:
 - i. The homeowner has many dogs causing excessive noise, dogs have exhibited threatening behavior towards some homeowners, and the dogs have been found running loose frequently.
 1. This is against the deed restrictions Section 10.11 (Animals) for both the number and the breeding of animals. Incessant barking violates section 11.7 (noxious/nuisance activities).
 - ii. There is also an issue with the same property owner's chickens. The roosters crow non-stop all day long.
 1. This is against the deed restrictions section 11.7 (noxious/nuisance activities).
 - iii. Multiple commercial vehicles are parked on this homeowner's property in the view of other neighbors.
 1. This is a violation of deed restrictions Section 10.9 (Recreational Vehicles/Motorcycles, Vans, Commercial Vehicles and Trucks).
 - iv. **Action Item:**
 1. Jack to reach out to the homeowner's son who is violating the deed restrictions.
- b. Another homeowner had many commercial vehicles parked on their property for too long while cleaning up hurricane debris. They have since moved these vehicles. The homeowner has been warned that this cannot happen again. This is a deed restriction violation.
 - i. The Board will take photographic evidence if this happens again and notify and fine the owner.
- c. Another homeowner has issues with an outbuilding finish not matching the main home.

4. Landscaping

- a. Landscape company has quoted mowing and weed eating around the ponds.
 - i. **Action Item:**
 1. Tim will be the HOA liaison to communicate and manage the landscapers.
- b. Tim brought up issues with weeds and plant control at the front entrance.
 - i. **Action Item:**
 1. Tim will clean up the front entrance and replace plants as needed.

5. Next Board Meeting: Tuesday, 18 March 2025

6. Meeting adjourned at 8:30 pm.