

## Saddlebag Creek Ranches HOA Board of Directors Meeting

**Meeting Date:** Tuesday, 18 March 2025

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

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

**Next Board Meeting:** Tuesday, 29 April 2025

**1. Meeting began at 7:05 pm.**

**2. Financials Review:**

- a. Review of invoices (including stamps and postal expenses, renewal of post office box, FPL, & lawn service).
- b. Review of bank statements.
  - i. All homeowners have paid their annual HOA dues except for 6.

**3. Street Signs**

- a. The Saddlebag Trail sign at the entrance was run over by a vehicle and needs to be replaced.
  - i. **Action Item:**
    - 1. Jack to also check the condition of the High Oaks Trail sign to see if it needs to be replaced.

**4. Compliance Issues**

- a. Discussion of the homeowner who has been violating the HOA deed restrictions and county ordinances regarding dogs barking and roosters crowing excessively.
  - i. Jack facilitated and took notes at a meeting between an HOA hearing committee (comprised of three members of the community who were non-board members and non-complainants) and the homeowner who has been violating the deed restrictions and county ordinances for excessive noise.
    - 1. The homeowner admitted he was in non-compliance. The homeowner stated he put dog bark collars on the dogs. (Other homeowners have expressed that they observe that the dogs do not have these bark collars.)
    - 2. The homeowner has until April 10 to comply before the HOA can start assessing fines against the homeowner.
    - 3. Jack advised complainants to call the county animal control (941-742-5933) to report when there is excessive noise from the dogs or roosters. Note: The county needs complaints from at least two households for the county to address the issue.
    - 4. If after April 10 the county does nothing, Jack advised homeowners to submit video or other evidence of the violations to the county and the HOA.
- b. Another homeowner will be making his pole barn siding the same as his house.

**5. HOA Documentation**

- a. Updating/scrubbing of the HOA documentation due to expiry dates
  - i. **Action Item:**
    - 1. Jack to contact the HOA attorney
- b. A board member proposed an amendment to the HOA deed restrictions to allow black mailbox posts

**6. Additional HOA Board Members**

- a. Jack proposed that the HOA Board needs more members since the existing members will not be members indefinitely.

**7. Next Board Meeting: Tuesday, 29 April 2025**

**8. Meeting adjourned at 8:10 pm.**