

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 29 April 2025

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

Others in Attendance: Lance & Patti Couture

Next Board Meeting: Tuesday, 17 June 2025

1. Meeting began at 7:03 pm.

2. Financials Review:

- a. Review of invoices (including postal expenses, FPL, lawn and landscaping services, attorney fees, street sign repair, Q1 web and communication services).
- b. Review of bank statements.
 - i. **Action Item:**
 - 1. Jack to check with bank to make sure the checking and savings accounts are not linked.
- c. Two homeowners still have not paid their HOA dues.
- d. HOA tax person (Ferguson) has not completed the HOA tax return. He filed an extension.
 - i. Ferguson does not want to continue doing our taxes and financials beyond this year.
 - ii. There is another tax person that is interested in taking on our HOA.

3. Street Sign

- a. Tim fixed the Saddlebag Trail sign at the entrance that was run over by a vehicle.

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. The feedback from other homeowners was that the dog barking had started to improve.
 - ii. Jack emailed the homeowner to encourage him to continue with controlling his dogs.
 - iii. However, 2 weeks ago the dogs got out at night and neighbors started using air horns to combat the dog barking. The sheriff was called out and they determined it was a civil matter.
 - iv. Neighbors were advised by HOA Board to call county animal control (941-742-5933) to report when the dog barking gets excessive (more than 10 minutes).
 - 1. Note: The county needs complaints from at least two households for the county to address the issue.
- b. Another homeowner is still making his house and pole barn exterior finish the same.
 - i. Pole barn is taking too long to complete (it has been more than 1 year). Exterior finishes still do not match.
 - ii. **Action Item:**
 - 1. Jack to send a letter that the Board will give the homeowner 90 days to complete the project.

5. HOA Documentation

- a. Jack contacted the HOA attorney to find out the cost to update/scrub the HOA documentation due to expiry dates. The HOA and documents expire after 30 years. Ours expires in 2026. We need to find out if we can get an extension.
- b. Per current HOA attorney:
 - i. It would cost about \$10,000 for him to clean up the documentation.
 - ii. The HOA needs 75% or 2/3 of lot owners to approve any changes to the HOA documentation.
 - iii. Any change to the HOA documentation is considered an amendment.
- c. **Action Item:**
 - i. Jack to draft a letter with a ballot to all property owners to request to lower the current threshold of 75% or 2/3 or homeowners for approval of amendments to the HOA documentation.
 - ii. Jack to follow up with the HOA attorney to find out if we can get an extension on our current HOA and documentation.

6. **Annual HOA Meeting**

- a. The board is holding off scheduling the Annual HOA Meeting since the current HOA tax person has not been able to provide our financials yet.

7. **Next Board Meeting:** Tuesday, 17 June 2025

8. **Meeting adjourned at 8:17 pm.**