

## Saddlebag Creek Ranches HOA Board of Directors Meeting

**Meeting Date:** Tuesday, 19 May 2026

**Directors in Attendance:** Jack Duich, Jim Moore, Tim Strausbaugh, Rich Finn

**Others in Attendance for BOD Meeting:** Lance & Patti Couture

**Next Board Meeting:** Tuesday, 14 July 2026

1. **Meeting began at 7:06 pm.**
2. **Financials Review**
  - a. Review of invoices (including FPL, Lake Doctors, landscapers).
  - b. Review of HOA bank statements.
    - i. \$30,000 in the checking account.
    - ii. \$176,000 in the money market account.
      1. **Action Item:**
        - a. Jack will move \$10,000 from the checking account to the money market account.
  - c. HOA tax return is completed
    - i. \$289 tax liability
  - d. A total of three homeowners continue to be late payers for their HOA dues.
  - e. The one homeowner that has not paid their HOA dues for four years, nor any of the accrued interest, has started making monthly payments. As a result, Jack will not be moving forward with the previous meeting's action to send notice of late assessment and have a lawyer issue a lien against this homeowner.
    - i. **Action Item:**
      1. Jack will investigate charging interest on unpaid balances with the HOA accountant.
      2. Jack will also investigate adding the legal fees the HOA incurred discussing this homeowner's non-payment of dues and interest with the HOA lawyer.
3. **New Business**
  - a. The HOA needs to have its registration renewed. The HOA lawyer has drafted a legal document that requires two directors' signatures plus two independent witnesses' signatures.
    - i. **Action Item:**
      1. Jack's signature will need to be notarized.
  - b. HOA Documents
    - i. **Action Items:**
      1. Jack to discuss with HOA lawyer regarding 1) bolstering the integrity of the HOA documents, and 2) getting newer copies of the HOA documents and amendments that are registered with the county, preferably digitized versions.
      2. Jack to discuss with the HOA lawyer about auxiliary dwelling units (ADUs) on properties.
  - c. There are a couple of minor violations, and at least one violation has been corrected.
  - d. General fencing cleanup and repairs need to be done by many homeowners in the neighborhood.
    - i. **Action Item:**
      1. Jack will post a reminder on the HOA Facebook page.
4. **Landscaping**
  - a. **Action Item:**
    - i. Jack to contact the landscapers about mowing the cleared areas from the swale cleanup.
5. **Next Board Meeting:** Tuesday, 14 July 2026
6. **Meeting adjourned at 8:25 pm.**