

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 14 July 2026

Directors in Attendance: Jack Duich, Jim Moore, Rich Finn

Others in Attendance for BOD Meeting: Lance & Patti Couture

Next Board Meeting: Tuesday, 15 Sep 2026

1. Meeting began at 7:05 pm.

2. Financials Review

- a. Review of invoices (including FPL; landscapers; Patti & Lance Couture for quarterly website and communications services; Jim Moore for irrigation filters reimbursement; Tim Strausbaugh for beautification expenses for the front entrance and other common areas).
- b. Jack was able to find a cheaper quote from another insurance company for the required HOA D&O insurance (Directors and Officers) for the HOA directors.
- c. Discussion of when the HOA will need to resurface the roads, how much it would cost, and how much of the roads can be resurfaced without fully depleting the HOA reserves.
- d. HOA Truist Bank Accounts:
 - i. Jack negotiated a new APY % for the money market account (new 3% vs. previous 0.7%).
 - ii. Jack moved \$10,000 from the checking account to the money market account.
 - iii. Jack also moved funds into a new 1-yr \$100,000 CD for the HOA (runs May to May).
- e. Late HOA Dues Payers:
 - i. The one homeowner who has not paid their HOA dues for four years, nor any of the accrued interest, is continuing to make monthly payments. Jack had the HOA accountant add to the homeowner's invoice the legal fees that were spent consulting the HOA attorney regarding this homeowner's late HOA dues and interest.
 - ii. Another homeowner, who is consistently late with their dues payments every year, has paid some of the late interest fees but not the actual late dues. The check was deposited, and a fresh invoice for \$77+ interest was sent.

3. Old Business

- a. Jack posted a reminder on the HOA Facebook page to notify homeowners to repair their respective fencing.

4. Landscaping

a. Action Item:

- i. Jim Moore and Rich Finn will work on the irrigation system.
- ii. Jack to investigate what it will take to have grass that can be mowed in the swale area where it was cleaned up.

5. Next Board Meeting: Tuesday, 15 Sep 2026

6. Meeting adjourned at 8:10 pm.