

**SADDLE CREEK HOMEOWNERS' ASSOCIATION**  
**BOARD MEETING MINUTES**  
**June 18, 2014**

Present: Members; Greg Podolak and Gerald Hull  
Community Association Manager; Nicole Waugh  
Absent: Greg Windingland

Meeting called to order at 5:05 by Gerald Hull.  
Quorum establish with 2 of 3 Board members present.

**FINANCIAL REPORT**

Checking account balance:	\$337.40
Mailbox Savings	\$152.39
Reserve account:	\$22,303.71
Accounts receivable:	<u>\$343.15</u>
<b>TOTAL ASSETS:</b>	<b>\$23,136.65</b>

- Kramer Triad will be typing minutes for the Board meeting at the cost of \$50.00 per meeting.
- The Board was presented the 2012 financial statements and audit. Nicole advised that the 2013 financial review and audit will be forthcoming. Gerald Hull would like to see a more detailed outline of the developer contributions in the 2014 financial review and audit.
- The increased property values and sale prices were discussed.
- The Board and Nicole discuss the outstanding payables.
- The operating funds balance was discussed. The closings of Phase II should help stabilize the operating funds along with the developer contributions.
- The Board discusses the increase in operating expenses with the additional closed units. Garbage pick up will increase, lawn service, and snow removal will also increase. These totals should be figured in 2015 budget.
- There are no outstanding delinquent accounts that need to be discussed.

**BUILDINGS & GROUNDS**

- Pool is operating well and the new company Pristine Pools has been doing a superior job this season.
- Development has slowed in Phase II because of the weather conditions.
- Nicole will request an update from the developer for the Board meetings.
- The Board discusses the new committee members and how grateful and thankful the Board and Saddle Creek are to have such talented homeowners volunteering to work for the community.
- The Board requests yard waste pick-up quote from Duncan Disposal. Nicole will obtain this and email this to the Board for consideration.
- Mailboxes for Phase II have been ordered and are awaiting delivery until construction traffic slows.
- The Board inquires if a committee member or Board member should have the laptop that controls the access to the pool. Nicole explains that for confidentiality reasons pertaining to delinquent accounts committee members cannot have that level of access. If a Board member wishes to assume control that would be the better protocol. The Board agrees to leave this to management at this point.

## **NEW BUSINESS**

- Nicole provides the Board members with a homeowner directory for communication purposes.
- Nicole informs the Board that the Reserve Study inspection was completed June 2<sup>nd</sup>. This report will be available for the next Board meeting.
- Conditions of the trees along the streets were discussed. Nicole informs the Board that these trees are completely co-owner responsibility. The Board agrees that it is the Associations responsibility to make sure and enforce that co-owners maintain and or replace these trees as necessary.
- Covenant responses were discussed regarding noise violations and unauthorized vehicles.

The next meeting will be August 20<sup>th</sup> at 9:00am at the Kramer Triad office.

Meeting adjourned at 6:33 p.m.

Respectfully submitted,

*Nicole Waugh*