

SADDLE CREEK HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

DECEMBER 2, 2014

Present: Members; Gerald Hull and Ken Elkins
Community Association Manager; Nicole Waugh

Absent: Greg Windingland

Meeting called to order at 10:16 by Gerald Hull.

Quorum established with 2 of 3 Board members present.

Financial Report

Checking account balance:	\$6,149.21
Mailbox Savings:	\$152.49
Reserve account:	\$29,145.00
Accounts receivable:	\$1,980.00
Total Assets:	\$37,426.70

- The majority of the meeting was used to review the budget for 2015. Each line item was reviewed in order to find ways of saving money. The budget also takes into consideration the potential for new home closures in 2015.
- There are no outstanding delinquent accounts that need to be discussed.
- Ken Elkins made a motion to accept the financials as submitted, Jerry Hull seconded, motion carried.

Buildings & Grounds

- A discussion took place regarding the power to the north side of the north entrance. Currently the homeowner on the corner is allowing the Christmas lights to be plugged into their house. The board approved to reimburse the homeowner for this expense. Also, Justin at Lightning will be asked as to what it will take to add a power outlet to that side of the street for next year.
- A review of the current work order report took place. No current action is necessary.
- Nicole is to speak with Justin at Lightning about setting up a meeting with the board in March to discuss the spring and summer plans for the subdivision.
- A request by Jerry to review the Cabana rules and policies was made. Nicole will find and review any current policies and rules in place. At the next meeting, in an effort to avoid conflict on the use of the Cabana, Jerry and Ken will put together a list of Policy and/or Rules for the Cabana.

New Business

- A discussion took place of finding a way of treating the retention pond behind Victory Court. Nicole will look to get treatment proposals in the spring with the idea to reduce the smell and mosquito issues with the pond.
- Nicole brought up an issue on Palomino Court concerning a neighbor. Apparently, Nicole and Kramer Triad have been receiving numerous phone calls with complaints regarding noise violations and unusual behavior. The problem is whether these acts are being committed by a Saddle Creek resident or a guest. Also, is this an issue for the homeowners association or for the local authorities? At this point, the board recommends the complaints to be filed with the Oakland County Sheriff department and until an actual by-law is broken by a homeowner the HOA will defer the matter to the local authorities.

The next meeting will be on January 27th at 10:00am at the Kramer-Triad offices in Novi.

Meeting adjourned at 11:37.

Respectfully submitted,

Ken Elkins