

SADDLE CREEK ANNUAL HOMEOWNERS' ASSOCIATION

MEETING MINUTES

July 22, 2020

Present: Members; Calli Bradshaw, Paul O'Connell, Ken Elkins, Matt Maltarich, and Joshua Bissoondath

Community Association Manager; Dennis Nagy

Meeting called to order at 7:03 by Matt Maltarich

Quorum established with 5 of 5 Board members present.

Financial Report

Checking account balance:	\$111,254.30
Mailbox Account:	\$36,360.08
Reserve account:	\$168,066.73
Total Assets:	\$315,681.11

Common Areas

- Lombardo hasn't handed over any new common areas this year. They are still in charge of maintaining.
- Retention ponds are now being treated monthly.
- Getting quotes on possibly redoing landscaping around the pool.
- Replacing trees in common areas that are in our control that are dead. Replacing one in Blue Grass Court cul de sac also.
- Broken sprinkler head in front of cabana by the light post that needs to be replaced.
- Pond behind Bluegrass Court is being treated but many of the co-owners would like for us to do a more drastic approach to get it cleaned up. Board to discuss.
- Currently the association doesn't treat ponds for bugs but could possibly look into if that is offered by Lyon Township free of charge.
- Some co-owners were inquiring about having salting done more frequently.

Pool

- Pool isn't open to the community this year due to Covid pandemic and liability associated with that.
- We updated lights in bathrooms so they are on a sensor now. Also, updated lighting in cabana so on new sensors.

Website/Facebook Page

- The neighborhood website is www.saddlecreeksub.com. It is a great tool for any forms and information you may need. If you haven't submitted your e-mail to Matt for the online directory please do so.
- There is the neighborhood Facebook page as well. If there is an issue the board should be made aware of please e-mail the board members do not use the Facebook page for that.

By-Laws and Modifications

- Overnight parking on our streets is currently not allowed based on our bylaws however these are county roads so we cannot enforce that. Bylaw will be changed to reflect that.

Miscellaneous

- 252 will be the final build. We have currently 221 homes completed.
- Waiting on Lombardo to turn streetlights on in newer phases.
- Final mailboxes for the remainder of the sub will most likely be put in when all homes are complete.
- Question regarding our liability coverage limit was posed.

Voting

- Board Elections. Calli Bradshaw and Matt Maltarich were up for re-election. We had Joe Muck, Tom Kasper, Matt Maltarich, and Scott Czekaj running for the two seats. Matt Maltarich was re-elected and Joe Muck won the other seat.

Motion to close at 8:08 by Dennis Nagy

Respectfully submitted,

Calli Bradshaw