

SADDLE CREEK ANNUAL HOMEOWNERS' ASSOCIATION

MEETING MINUTES

August 7, 2019

Present: Members; Calli Bradshaw, Paul O'Connell and Ken Elkins
Community Association Manager; Dennis Nagy

Meeting called to order at 7:06 by Ken Elkins

Quorum established with 3 of 4 Board members present.

Financial Report

Checking account balance:	\$91,511.23
Mailbox Account:	\$26,365.94
Reserve account:	\$146,450.94
Total Assets:	\$264,319.11

Common Areas

- Common areas controlled by Lombardo are not getting mowed frequently if at all. Will Contact David in regards to that.
- No mulch was done this year. The quote we received was very high. Things are looking good for now.
- Lightning sprays landscaping beds and islands once a month.
- Island on Philly Ct., Lombardo was supposed to replace dead grass plants. HOA will handle replacing those.
- Belmont Park has a couple of dead trees. Dennis will look into those.
- Trotters Pointe home has things in our common area. Dennis will be sending them a letter to have them removed.
- Looking into cost of cameras on entrance streetlights and also signs for entrance notifying that our neighborhood is under video surveillance.
- Common area behind Philly Ct is a mess. Weeds are starting to encroach on homeowner's lawns. Will discuss with Lombardo.

Pool

- Improvements made to the cabana this year. Fixed leak and had everything repainted.
- Pool will be closing day after Labor Day. Cost to keep it open beyond that is ridiculous.
- Getting a quote to possible redo landscaping around pool.

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

- Make sure you are submitting your modification requests for anything you are doing outside of your home.
- Will possibly add some more policies that pertain specifically to our community based on recommendations made by group of homeowners.
- Complaints about garbage cans being left outside of garages.
- Cannot put speed bumps on our streets. That is a township issue because they are township roads.
- Boulevard (Street) trees are the homeowners responsibility to get replaced if they are dead.

Improvements

- Will be looking for a possible alternative to our current snow plowing company.
- Currently getting quotes for more lights at South entrance. Dennis will be pulling some dead bushes from there as well.

Miscellaneous

- 252 will be the final build. We have currently around 199 homes completed.
- Waiting on Lombardo to install streetlights on Mustang Drive. Checking with them again to see if they have a timeframe this may be completed.
- Checking with Lombardo when mailboxes will be installed for those in the newer phases.

Voting

- Board Elections. Ken Elkins and Paul O'Connell were up for re-election and Joshua Bissoondath and Ed Coles stepped up to be elected for the new seat we have since the Lombardo Rep is no longer on our board. Joshua won and is now part of the board.

Motion to close at 8:49 by Dennis Nagy

Respectfully submitted,

Calli Bradshaw

