

## SADDLE CREEK ANNUAL HOMEOWNERS' ASSOCIATION

### MEETING MINUTES

July 18, 2018

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

Meeting called to order at 7:08 by Dennis Nagy

Quorum established with 4 of 5 Board members present.

#### **Financial Report**

Checking account balance:	\$80,022.01
Mailbox Account:	\$17,354.50
Reserve account:	\$123,037.06
<b>Total Assets:</b>	<b>\$220,413.57</b>

#### **Common Areas**

- Lombardo maintains areas shaded in blue on community map (which can be found on the website). Orange/Red areas are controlled by HOA and Lightning maintains for us.
- Check with Lombardo when the drainage covers be taken off in the common areas that are seeded?
- Check with Lombardo on when the common area between Saddle Creek and Trotters Pointe will be finished.
- We are waiting for an estimate from Lightning for replacement of dead trees and dealing with some issues in the common areas.
- Boulevard trees have 1 year warranty from when they are planted but after that it is the homeowner's responsibility to replace if they die. Meadowbrook plants the boulevard trees on behalf of Lombardo. Homeowner was going to talk to them about possibly offering a deal to homeowners that need to replace those.
- Check with Lombardo to see if the other play structure is still going to be installed in the back of the neighborhood.

#### **Pool**

- New pool chairs, tables and umbrellas were purchased this spring.
- Getting a quote for the ceiling and support poles in the cabana to be fixed.
- Some accounts are delinquent in their dues. The Board reserves the right to deactivate your pool fob until your account is current.

### **Website/Facebook Page**

- The neighborhood website is [www.saddlecreeksub.com](http://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.
- We are going to look into the cost to redo our bylaws so that they pertain more to our community.

### **Improvements**

- Have replaced of the current streetlights to LED and will continue replacement as bulbs or ballasts burn out.
- Mailbox lettering has been replaced by Dennis as well on older mailboxes.

### **Miscellaneous**

- 182 homes closed to date. 252 will be the final build.
- Waiting on Lombardo to install streetlights on Mustang Drive.
- Will there be a Yield/Stop Sign put in at corner of Shaya and Mustang? Will contact township in regards to that.
- Lightening should be cutting grass to 4 inches and not any shorter.

### **Voting**

- Votes for the two candidates were unanimous, Matt Maltarich and Calli Bradshaw.

Motion to close at 8:06 by Paul O'Connell and seconded by Calli Bradshaw.

Respectfully submitted,

Calli Bradshaw