

SADDLE CREEK HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

October 4, 2016

Present: Members; Jerry Hull, Matt Maltarich, Calli Bradshaw and Ken Elkins
Community Association Manager; Teresa Frey
Lombardo Homes; David Hensel

Meeting called to order at 5:07 by Jerry Hull

Quorum established with 5 of 5 Board members present.

Financial Report

Checking account balance:	\$3,744.28
Mailbox Savings:	\$152.93
Reserve account:	\$105,165.02
Accounts receivable:	\$840.00
Total Assets:	\$109,902.23

- The outstanding delinquent accounts were reviewed by the board.
- Ken Elkins made a motion to accept the financials as submitted, Jerry Hull seconded, motion carried.
- Need to have 2017 budget finalized by November.
- Teresa to contact Rizzo to see if we can negotiate our costs.
- The attorney is going to be reaching out to co-owner for copy of lease.
- Lombardo will no longer be covering our short fall in 2017.

Buildings & Grounds

- KLM is going to replace 3 trees in Belmont Park and also put a strawmat down. They will be lowering the catch basins to improve drainage.
- Went over quote we received from Lightening in regards to Belmont Park. We have decided to go ahead and do the fertilizer treatments he recommends after work is completed by KLM. If this isn't done soon we will wait until spring to have the fertilizer treatments done.

- Shaya Park to be turned over to us by the end of the year. Walking path area behind Derby court will also be turned over by year end. Letters will be sent out to co-owners in regards to encroachment. We will need to budget to mow this area next year.
- Trees behind Kentucky Court were discussed. That area will be graded in the spring. They will try to save any of the good trees but there are a lot of junk trees in that, that are not worth saving. David provided us with pictures and went out and personally assessed the area. We all agreed with his findings.
- Ken contacted an attorney in regards to sewer connection fees at the pool. She advised us that we should fight this. The board agrees negotiation is necessary and waiting on a contact person to start discussions. David is e-mailing Greg Windingland to get that information.
- Letters will be sent to co-owners with bi-law violations.

The next meeting is to be October 13th at the Maltarich residences.

Meeting adjourned at 6:25.

Respectfully submitted,

Calli Bradshaw