

SADDLE CREEK HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

December 1, 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:	\$25,047.55
Mailbox Savings:	\$152.92
Reserve account:	\$107,229.98
Accounts receivable:	\$3,329.95
Total Assets:	\$135,760.40

- Calli Bradshaw made a motion to accept the financials as submitted, Matt Maltarich seconded, motion carried.
- Ken Elkins motioned to approve the minutes from Octobers meeting, Jerry Hull seconded, motion carried.
- Year to date budget and 2017 budget were looked at. 2017 budget needed a couple numbers changed to reflect a new contract with Lightening and then it should be ready to go.
- Went over delinquency report summary. Discussed how co-owners are being notified of late fees. Teresa was going to check to see if their next statement would reflect any additional owed money since Kramer Triad doesn't send a letter out until delinquency is over \$100.
- Monthly statements will begin Jan. 2017.

Buildings & Grounds

- Went over Covenant Summary Report (violations). Ask Lombardo about changing/updating bylaws. Look at current bylaws for specifics on voting to change. Possibly have a committee work on this to see what changes would make most sense.
- Went over the letters sent out in regards to trying to salvage some of the trees behind Kentucky Ct. No negative feedback from co-owners in regards to this.
- Lightening has given us a new contract and will now be handling all our fertilizing, sprinklers, ground maintenance for 2017. We have changed to snow removal per push for this season.
- All common areas in the neighborhood have been turned over to us now. Lombardo will take care of the issues that are noted in the pictures we have received. Our new contract with Lightening includes maintenance of all of these areas.
- No new information on the sewer connection issue. David is going to contact Greg in regards to this. We feel we should not be held responsible for this.
- Letters will be sent to co-owners with bylaw violations.
- Teresa working on getting copies of our insurance policies for us.
- Sign at Starters Way and Mustang needs attention.

No date was set for our next meeting. The Board is hosting a neighborhood meeting on Dec. 13th.

Meeting adjourned at 6:15.

Respectfully submitted,

Calli Bradshaw