

## **SADDLE CREEK HOMEOWNERS' ASSOCIATION**

### **BOARD MEETING MINUTES**

**April 27, 2017**

Present: Members; Matt Maltarich, Calli Bradshaw, Jerry Hull and Ken Elkins  
Community Association Manager; Dennis Nagy

Meeting called to order at 5:08 by Jerry Hull

Quorum established with 4 of 5 Board members present.

#### **Financial Report**

- Updated financials will be given as soon as the transition of all funds and financials has been completed next month.
- Matt is working with Teresa at Kramer Triad to get copies of cancelled checks from payments to GFL/Rizzo. He is also going to see about having Kramer Triad cover late fee for the pool phone since they did not pay the bill.

#### **Buildings & Grounds**

- Looked over policy change recommendations made by the committee. We will all further review and vote on the changes.
- Dennis is contacting Pristine to find out when the resurfacing of the pool will take place. A color was picked at last meeting with Teresa.
- May 22<sup>nd</sup> the phone at the pool will be activated again.
- Matt is going to fix cement at the pool around gate. He will purchase a new latch and mount. We will keep the existing FOB system in place as that is not the issue. If we need to call in an outside contractor we will.
- We were going to contact Lightning about changing out garbage at the playground but Dennis took care of it already.
- Dennis will check on debris in gutters at the cabana.
- All common areas were mowed this week. Justin from Lightning will put schedule of what was cut and when on our invoices so we can make sure each area is getting mowed the appropriate amount of times.

- Neighborhood directory will not include phone numbers or e-mails of homeowners. All homeowners will have until May 15<sup>th</sup> to opt out completely.
- Play structures, trampolines, etc cannot be in the common area. Letters will be going out to anyone in violation of this.
- Talk with David about seeing if one of Lombardo's contractors can give us an estimate to cement the area by the bus stop at the cabana with the stones.
- If continue to see contractors using Saddle Creek Dr as their route, e-mail David about this.
- Modification approvals

Ken is checking with township hall in regards to possible dates for our Annual Meeting. Looking at possibly July 11 or 18<sup>th</sup> but will depend on what is available with the township and availability with all the board members.

No meeting was scheduled for May at this time.

Motion to close by Matt, 2<sup>nd</sup> by Ken, motion carried. Meeting adjourned at 6:33.

Respectfully submitted,

Calli Bradshaw