

## SADDLE CREEK HOMEOWNERS' ASSOCIATION

### BOARD MEETING MINUTES

May 25, 2017

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

Meeting called to order at 5:03 by Calli Bradshaw

Quorum established with 5 of 5 Board members present.

#### **Financial Report**

Checking account balance:	\$46,192.55
Reserve account:	\$112,485.20
<b>Total Assets:</b>	<b>\$158,677.75</b>

- Matt made a motion to accept the financials as submitted, Ken seconded, motion carried.
- Dennis is checking to see if the mailbox savings was transferred over from Kramer Triad with one of our other accounts or if they haven't transferred it yet.
- Matt is ordering more key fobs for the new homeowners. This supply should last us for a while. Two fobs per household maximum.
- Dennis will get a list together of any co-owner delinquencies in dues.
- In regards to homeowner complaint, we are inviting the homeowner to annual meeting to discuss issues.
- Ken contacting Township to see if July 19<sup>th</sup> will work for annual meeting.
- Dennis is checking on sold home. If it wasn't sold we need a copy of the rental agreement.
- Kramer Triad will be paying any late fees we incurred in regards to invoices that were not paid by them from 2016-2017.
- All forms on website need to be changed over to Briden Management.
- Anytime we incur a repair or maintenance over \$3K we need to consider taking that out of our reserve account.
- Dennis is approved to pay outstanding balance to GFL from unpaid invoices when we were with Kramer Triad.

## **Buildings & Grounds**

- Map of common areas that are serviced by Lombardo and those that are serviced by the association.
- Meet with Justin from Lightening Landscape to discuss servicing and make sure we are on the same page with a log of areas that are mowed and when they are being done.
- Dennis contacting Pristine in regards to question on the Hydrazzo coating and also that the county health department has done their sign off on the pool.
- Waiting on copy of pool permit from state.
- Any change on the exterior of your home is considered a modification and a modification request needs to be done.
- Modification approvals expire after 90 days so if the work has not been completed in that time period a new modification request needs to be submitted.
- The common area that runs from the pool area all the way back where the path was supposed to be will be staked this week so Lombardo knows where they need to grade and plant seed. The board will walk this area with David on Wed, May 31<sup>st</sup> to go over how this will impact co-owners that may have extended their property (play structures, sprinklers, etc) into these areas.
- Atlas concrete coming to give an estimate on areas at the cabana on Tuesday, May 30<sup>th</sup>.

June meeting is scheduled for June 20<sup>th</sup> at 5:00.

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

Respectfully submitted,

Calli Bradshaw