

SADDLE CREEK HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

June 20, 2017

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

Meeting called to order at 5:05 by Calli Bradshaw

Quorum established with 4 of 5 Board members present.

Financial Report

Checking account balance:	\$25,014.00
Mailbox Account:	\$15,683.55
Reserve account:	\$105,924.46
Total Assets:	\$146,622.01

- Ken made a motion to accept the financials as submitted, Matt seconded, motion carried.
- Mailbox savings was opened and those funds were separated out after the transfer from Kramer Triad.
- Notices will be sent for delinquencies in dues. Pool fobs will be turned off if payments are not made after letters are sent out for those that are delinquent.
- Pool resurfacing was paid for out of our reserves account.
- Dennis was instructed to pay our HOA insurance annually.
- Our annual HOA meeting will be held on July 19th 7-9pm at the Lyon Twp. Firehouse. Emails will be sent out to homeowners as well as official notices with information in regards to two open board positions. David is unable to attend but is going to see if a representative from Lombardo can attend to field any questions directed towards Lombardo.
- Dennis is getting copies of late fee incurred from pool permit and finding out if any late fees were charged by AT&T and we will be submitting to Kramer Triad for reimbursement.

- Dennis is checking into internet service at the cabana. It would make it more convenient for programming pool fobs and also monitoring the cameras.
- Dennis is checking on 2nd water meter by the model to find out if we are being charged for that because we have not received any bills for it.

Buildings & Grounds

- Back to Nature Contract was cancelled since Lightening is already providing fertilizer treatment in our contract with them.
- Lombardo will be planting trees in common areas where trees were taken down today. There are some stumps that need to be removed and then the grade will be set. They will also be hydro seeding the areas. They will need to wait until it is cooler and wet for the hydro seeding to be successful.
- Checking the timer on the sprinklers at the pool. Possibly adjust times.
- Pristine fixing pool light that is falling out.
- Have pristine check on the first aid kit at the pool.
- Dennis is following up with Justin from Lightening in regards to sprinkler start up charge we were charged. Should have been included in our contract with him not an additional charge.
- The board will research new pool chairs to start replacing ones that have been discarded. Look into a new box for at the pool possibly.

July meeting is scheduled for July 10th at 5:00.

Motion to close by Ken, 2nd by David, motion carried. Meeting adjourned at 6:12.

Respectfully submitted,

Calli Bradshaw