

SADDLE CREEK HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

August 31, 2017

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

Meeting called to order at 5:04 by Calli Bradshaw

Quorum established with 5 of 5 Board members present.

Financial Report

Checking account balance:	\$21,125.11
Mailbox Account:	\$20,183.75
Reserve account:	\$113,426.24
Total Assets:	\$154,735.10

- Calli made a motion to accept the financials as submitted, Ken seconded, motion carried.
- David is checking on when Lombardo will be giving us the 30K contribution they said they would be giving us for 2017 budget.
- Notices will be sent for delinquencies in dues. After 90 days we will send for collection thru attorney and after 6 months we will move to a lien on the property.
- We will start charging a \$25 late fee for dues not being paid on time.
- Need to further discuss going back to quarterly billing for dues to possibly reduce delinquencies.

Buildings & Grounds

- Seeding and Trees in the area that was graded by Lombardo will most likely take place late September or October when cooler weather is constant.
- David accessing common area in Phase 2. If Lombardo will not do anything to fix grass then we will have Justin from Lightning quote us to fix it.
- Discussed Modification requests we had received. Approved with conditions.
- Second playscape is still in the plans for back of sub. Will not be put in until sometime in Phase 4 building.
- Violation letters will go out again in regards to boat and non-moving car. Township will be contacted if car is not moved.
- Looking for pool chairs to start replacing all the ones that were broken this year.

- Next section of mailboxes will be ordered by Lombardo. Getting closer to putting those in.
- We need to contact our attorney to make a policy so homeowners know that the HOA will maintain mailboxes.
- Pool will be closing Sept. 11th.
- Have Pristine check to make sure our pool cover is still in good condition.
- Have Lightening quote us for fixing/replacing landscape lighting at North entrance.
- Dead pine tree by the pool and dead trees by the entrance. Have Lightening quote us for removal and replacing these.

Motion to close by Matt, 2nd by Calli, motion carried. Meeting adjourned at 6:00.

Respectfully submitted,

Calli Bradshaw