



SADDLERIDGE HOMEOWNERS ASSOCIATION
Minutes Of The Board Of Directors
August 18, 2004

Opening of Meeting

The August meeting was opened at 7:00 PM. In attendance were Cecil Gibson, Corwin Vansant, Joe Williams and Lillie Rowden. Although a homeowner had earlier contacted the Board concerning a "Kids Clean Up Day", no homeowners were in attendance and the Open Session of the meeting was closed.

Review and Approval of July Minutes

The July 2004 minutes were reviewed and approved.

Old Business

1. Changing the Covenants, Conditions and Restrictions for Sections 1 and 2 was discussed. The Board decided a letter recommending approval of two changes would be mailed to all property owners. Change 1 would remove all references to the developer and Change 2 would modify the requirement for approval of CC&R amendments from not less than two-thirds to not less than a majority of owners. The positive response from the number of property owners required for passage would be stated and a self-addressed / pre-stamped postcard returnable to the SHOA would be included.
2. The need for a letter / information package for new homeowners was discussed. General information concerning the subdivision along with the Saddleridge web site address should be included.
3. The fence along the main entrance has been repaired and painted.

New Business

1. Joe Williams presented the August Financial Report and it was approved.
2. The 2004/2005 SHOA Election Meeting was set for October 20, 2004 at 7:00 PM. A letter was mailed to property owners outlining the election process and duties of each board member. A response date of September 15, 2004 was requested for all applicants. Ricardo Cardenas and Francis Savage of the Nomination Committee will receive all applications and address questions from potential candidates. The meeting agenda was approved and posted on the web site.
3. A homeowner complaint concerning a neighbor's shed and accumulated trash was discussed. A visual inspection of the property included in the complaint had been conducted, but a resolution was delayed because of a potential violation by the homeowner making the complaint. The Architectural Control Committee issued letters to both homeowners.

4. Complaints have been received concerning the performance of the Saddleridge mowing contractor. Joe Williams stated he had discussed the matter with the contractor and it was decided to delay any action and monitor his future performance.

Adjournment

The meeting was adjourned.