

# Saddleridge Home Owners Association

## Minutes of the Annual Business Meeting

September 23, 2000

### Opening of Meeting

The September 23, 2000 annual business meeting of the Saddleridge Homeowner's Association began at 10:10 AM. Presiding over the meeting were Board Members Ron White (President), George Peterson (Vice-President) and Lee Gibson (Secretary-Treasurer). Art Augustine, the HOA legal counsel was also present. Approximately 50 association members were present.

### Meeting Topics

#### Annual Accomplishments

Ron White opened the meeting by reviewing accomplishments during the current Board's administration. This list included:

1. Formation of six resident committees
2. Implementation of Neighborhood Watch / Block Captains
3. Collection of Delinquent dues for 1998, 1999 and 2000
4. The improvements of the Saddleridge HOA Homepage

<http://www.saddleridge.com>

5. The SRHOA Database improvements with updated information
6. Design of Architectural Committee database

#### Financial Review

-  
Lee Gibson presented the status of the collection efforts for delinquent dues. A total of \$4,790.15 has been collected as of 8/31/2000. She reported that this represented the SRHOA portion of the collection. The additional \$59.00 collected per lot per

year was the fee charged by the collection agency. The HOA netted \$96.00 per lot per year. The HOA does not pay for what the agency is not able to collect. For any outstanding dues as of 9/30/00, liens will be filed against the landowners and collections will be made when the property is sold.

Lee also presented the budget status reflecting that the HOA currently has \$4,848.49 more than the operating budget for 2000 due to the collections that have been made for 1998, 1999 and 2000. No increase in dues is anticipated for next year. She also advised that the Board would set forth new procedures to ensure standard collection processes going forward.

### **Annual Events**

-  
Ron White reviewed annual events that had occurred during 2000:

1. The Spring BBQ and meeting
2. Clean-up Day
3. 2<sup>nd</sup> National Night Out with 85 residents attending
4. Candidates Night Out with 14 candidates present
5. Fall Board Election

### **Architectural Committee**

George Peterson reminded attendees of requirements for submitting plans for approval prior to any construction. He also introduced the committee members present: Cecil Gibson, Wink Dickey and Steve Mathies.

### **Q&A Session**

- 
1. Art Augustine, HOA legal counsel, answered a question regarding the status of the empty house on Pack Saddle. Foreclosure by the mortgage company has taken place on the house and he anticipates that we will collect the outstanding dues soon. The mortgage company has six months to bring the house to standards before any additional action can be taken.
  2. Mr. Doll asked that residents handle their pets and ensure they remain leashed. Art emphasized that deed restrictions require that pets be contained. If advised, the Architectural Committee will send letter on dog violations and have done so in the past.
  3. Mike Hickey asked why Chester Hale had not received a letter to a fence request in 30 days. He was advised that the request was automatically approved if no response was received in 30 days.
  4. Pat Caballero asked how the Architectural Committee knew if plans had been submitted and approved. He was advised that they had a process in place to check all new construction. George emphasized that residents should always follow-up with the committee if they were unsure about the status of new construction.

5. Cathy Dillon asked about the unattended fire burning on Arrowhead Pass. If the fire damaged another lot, Art advised that the owner of the lot starting the fire would be liable. The burn ban signs were discussed and it was suggested they also be done in Spanish.

6. Art discussed requirement of 70% quorum to change deed restrictions, i.e. barbed wire, to change or not to change. He also discussed competing clauses in the deed restrictions that need to be addressed, i.e. no business the home in one clause and another clause stating nothing dangerous on property.

7. Katherine Hickey discussed that barbed wire fences were part of being in the country and that children needed to be trained of their danger.

### **Presentation**

George Peterson thanked Ron White for his 3 years of service on the Board of Directors since he elected not to re-run again for the new Board. George and Lee Gibson presented Ron with a plaque in appreciation of his dedication to the HOA.

### **Election**

-  
Ron White explained the Nomination Committee process to attendees and turned the meeting over to the committee for the election. Terry Dillon presented the recommendations to attendees and advised that the new Board would decide roles and responsibilities after the election. The nominees were were:

1. George Peterson
2. Lee Gibson
3. Dean LaFever
4. Lynn Bass

Nominations were requested from the floor and none were received.

Ballots were distributed, validated and counted. Twenty-eight secret ballots were counted and all four candidates were unanimously elected.

The meeting ended at 11:10 AM and refreshments were served.