



Saddleridge Property Owners Association
Board Meeting Minutes
February 20, 2006

Opening Of Meeting

The February Board Meeting was opened at 6:00 PM. In attendance were Cecil Gibson, Vivian McDonald and Joe Williams. A quorum was declared and the meeting continued. No Property Owners were present and the Open Session of the meeting was closed.

Review and Approve Minutes of Last Meeting

Tim Shannon had provided the January minutes in advance and they were approved.

Review and Approve Agenda

Joe Williams requested two additional items (1) Subdivide and Combine Process Document and (2) Update Property Liens be added to the Agenda. The additions and proposed Agenda were approved by the Board.

Old Business

1. Status Of Mowing Contract
Joe Williams reported a new contractor would start March 1, 2006. The new contractor will mow the entrances/clubhouse plus trim shrubbery, mow the main entrance outside the fence to the ROW, fertilize and treat for ants.
2. Liability Insurance
Joe Williams reported the liability insurance billed by McMasters-Daniel was in error but he had contacted the company and the policy would be corrected.
3. Saddleridge Bylaws
Proposed corrections to the Bylaws were discussed. Cecil Gibson will incorporate recommended changes and a final draft will be presented to the Board in approximately two weeks for mailing to Property Owners for review.
4. Saddleridge CC&Rs
Proposed modifications to the CC&Rs were discussed. Cecil Gibson will incorporate recommended changes and a final draft will be presented to the Board in approximately two weeks for mailing to Property Owners for review. Voting for approval of the modified Bylaws and CC&Rs is planned during the Property Owners Meeting in April.

5. Bylaw and CC&Rs Letter to Property Owners
A proposed letter and ballot to Property Owners requesting approval of Board recommended changes was presented by Cecil Gibson.

New Business

1. Treasurer Report
The Treasurer Report was submitted by Joe Williams and approved by the Board.
2. Long Term Clubhouse Use
The Board discussed a request for long term use of the clubhouse on a regular schedule by a single group. It was decided a final decision would not be made until additional information could be obtained related to the maximum number of attendees, vehicle traffic, Saddleridge advertising and clubhouse insurance coverage. In the interim, continued usage would be allowed on a week by week basis.
3. Subdivide and Combine Process Document
Some Property Owners have subdivided adjacent lots without completing processes required by the Village and County. This provides risks to other Property Owners by possibly generating one acre lots and is in violation of Section 3.14 of the CC&Rs. If the process was not correctly complied with, owners will be notified.
4. Update Property Liens
Property owners who are delinquent for two consecutive years will be notified by mail that a lien will be filed unless payment is not received within a specified time.
5. Property Owners Meeting and BBQ
The date for the Spring Meeting was set for April 22, 2006

Adjournment

Motion was made and approved for adjournment at 8:40 PM.