

SADDLERIDGE HOMEOWNER'S ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
18 March 2003

Open Forum

The Board President opened the meeting at 6:45p.m. Property owner Katherine McGee was present to speak to the Board of Directors in regards to lot 23 on Pack Saddle Pass. Much discussion of the change of hands until the McGees acquired the lot was reviewed. Board President, Francis Savage gave Ms. McGee a copy of the SHOA Deed Restrictions. With no further items to discuss Ms. McGee excused herself from the meeting.

OPENING OF MEETING

The March meeting began at 7:15 p.m. In attendance were Francis Savage, Bob Wilson, Jim Beall and Linda Rivera. The board conducted routine discussion of old business and new business issues and our upcoming annual meeting in April.

REVIEW AND APPROVAL OF MINUTES

Minutes of the February meeting not available, must be recreated (computer crash).

OLD BUSINESS/NEW BUSINESS

1. Maintenance/Repair: Pat Caballero was not available, however he is working on the lighting and the entrance into the subdivision.
2. Letters to property owners that are delinquent have been sent out. Jim Beall stated that 93% of the dues are in with only 15 property owners owing!. A follow-up letter will be sent.
3. Jim Beall discussed his conversation with our attorney, Leslie Howe and the formal things the board must do in regard to filing liens. A motion to file a lien on any homeowner that is two years in arrears was made, seconded, and unanimously approved by the board.
4. There was much discussion in regard to the upcoming Homeowner's annual meeting. Glenda Nuckols inquired of the board, about a budget and the expected number of people that might attend the annual meeting, as to plan for the meal. Carolyn Nichols has accepted our invitation to do a question and answer at the meeting. She told Jim Beall that the people in the suggested community have said good things about the Saddleridge residents. A letter to all Homeowner's will be going out in approximately three weeks to notify them of the Annual meeting.
5. Treasurer Jim Beall was sent a note of thanks for all the hours of hard work from Donald and Linda Michael of League City, Tx. when they paid the maintenance dues.
6. Clean up before the annual meeting and luncheon was discussed. The board will make sure there are enough supplies.
7. Lawn maintenance for the subdivision was discussed and it is the consensus of the board that our current provider is doing a very good job. A motion was made,

- seconded, and approved by all that we keep our current lawn care service provider.
8. Clubhouse: there are a few items that need clarification. A committee will be set up to draft the rules clearly, stating **the Resident** who has reserved the clubhouse **must remain on the premises at all times**. Additionally there will be **no overnight stays. No camp outs**. The Board will have a final say so on all decisions made should any unforeseen problems arise.

REVIEW MONTHLY FINANCIAL STATEMENTS

1. Jim Beall provided a comprehensive review and status of HOA checking, CD and money market accounts. Financial statements attached.

ADJOURNMENT

A motion made to adjourn and unanimously approved at 9:02p.m.