

ANNUAL MEETING MINUTES
SADDLE RIDGE ASSOCIATION
September 23, 2010

Call to order: The meeting was called order at 6:30 PM by President John DenHartigh in the Bethlehem Lutheran Church. Seventy eight unit owners were present or represented by proxy. Director Steidinger reported that a quorum was represented or present.

Approval of minutes: A motion was made by Rita Ritacca, seconded by Joel Hammermeister and passed unanimously to approve the minutes of September 24, 2009 as printed with the addition of 36 to the sentence on page 3 that reads “The number of authorized units yet to be built by the developer are”. The motion carried unanimously.

Because of the presence of the association’s attorney, Pharis Horton, the agenda was adjusted to take up subject 11.a b c on the agenda regarding the consent to the revisions of Saddle Ridge Association’s Condominium Declarations and approval of the revised Bylaw amendments under new business. After some introductory remarks by President DenHartigh, Director Steidinger summarized the significant issues in the bylaws. Namely Article III sec 3.2 and Article V sec 5.8 regarding board authority to grant use of common area for unit improvements, Article VI sec 6.2 and #27 from the rules and regulations regarding use of areas around units and driveways for landscaping by unit owners, Article VII sec 7.4 regarding leasing, Article V sec 5.5 regarding limiting recovery of past dues and fees to the mortgagee to 6 months, Article V sec 5.4 Regarding the formation of a judicial committee, and Article VII sec 7.5 regarding enforcement of bylaws and rules and regulations.

At this time Director Steidinger requested Attorney Horton to discuss, explain and answer any questions particularly about the 6 month limitation on fee recovery, the new sections on leasing, any other areas of the Declarations and Bylaws that unit owners may have questions about.

Attorney Horton spent considerable time explaining the concepts of condominium living, the order of document authority starting with State Statute 703 which deal solely with condominiums, then the Declarations, then the Bylaws and Article of incorporation, next the rules and regulations and finally board policies. He did an excellent job of covering the two areas Director Steidinger requested and answering questions about other areas of concern unit owners had.

Attorney Horton indicated that the Consent and Proxy form if signed by 67% (85) or more of the unit owners in which they have consented to the revised version of the Condominium Declaration of Saddle Ridge Association did not require action at this meeting and was sufficient approval to consider it in effect after it is registered at the Office of the Register of Deeds for Columbia County. The Bylaws however required a vote by proxy and those unit owners in attendance who have not signed a proxy. There were 92 unit owners who signed their consent and proxy consenting to the revised version of the declarations. At this time President asked for a vote of those present who have not sign a proxy and were in favor of approving the Bylaw revisions. There were 3 votes in favor of approval and 3 votes against. There were sufficient votes and proxies (95) to meet the 67% requirement. President DenHartigh ruled approval.

At this time Jim Strommen read a letter written by Anzo Manoni and addressed to Director Steidinger requesting the rewording of the proxy for the annual meeting in the future. President DenHartigh then read a letter written by Director Steidinger to Anzo Manoni indicating that the wording in the proxy hereafter would honor his request.

Introduction of new unit owners: One new unit owner, Jim Culbertson was introduced.

Introduction of Board members: President DenHartigh introduced the current Board members Vice President Tom Schermerhorn, Secretary-Treasurer Director Chuck Steidinger, Red Thompson and Marilyn George-Burton.

Nomination and election of candidates for the Board of Directors: President DenHartigh reported that Director Steidinger's term was expiring and that he indicated that he was willing to run for another term. President DenHartigh asked for further nominations from the floor three times. Tom Sashko moved and Chuck Cross second that the nominations be closed and Director Steidinger be elected to succeed himself. The motion passed unanimously.

President's comments:

President DenHartigh commented about the status of the transfer of the main road to the associations and the development of a road agreement among the associations. He indicated that the association's accounts have been transferred from Anchor Bank to Community Bank so that we could deal locally with our banking issues. He recognized and thanked Ed Simi and Marg Margelowsky for the services of greeting and orienting new unit owners and renters of the rules and regulations of the association.

Pharis Horton, our attorney is working on a road agreement so that the ownership of the main roads will be turned over to the associations of Saddle Ridge and maintenance, repair and replacement will be shared by all four associations. When completed and signed the developer will relinquish ownership.

Susanne Culbertson was recognized for the good job she has done in developing a web sight for Saddle Ridge Association with over 1000 hits to this date.

The project certification and project request form are being utilized.

President reported that the board makes a least 2 tours a year of the condominium area to assess projects and evaluate the condition of the units and grounds.

Project Manager Jim Culbertson has recently had his annual job evaluation and the board is pleased with his work and the organization of his office and the association's records.

A grounds man has been hired to do the small jobs around the association and is available to unit owners who wish to employ him for \$10 an hour to do some of the odd jobs around their unit.

Treasurer's report: Treasurer Steidinger reported that the operation account had a \$44,910.68 balance and the reserve account had a \$76,272.09, balance as of today which totally is about \$30,000 less than last year. There were some unusual expenses this year which should not exist this coming year. The budget for 2010 to 2011 was available to the unit owners in their packet. Director Steidinger reported that the dues for 2010 to 2011 would remain at \$200.00 a month. Tom Sashko moved that the treasurer's report be accepted, seconded by Joel Hammermeister and carried unanimously.

Property Manager's report: Property manager Jim Culbertson reported that our existing property insurance was still at a good price compared to competitors.

He is trying to recycle our pine needles by using them as landscape mulch. This does save time and money versus our old way of disposal.

Several trees were removed at units 1130 and 807..

The retaining wall at 1051 was rebuilt and the one at 810 to 813 was removed with new landscaping. Units resided this year were 780-781 and 786 to 787. Privacy fences were replaced at units 1047 to 1057. Roofs to be replaced 2010 to 2011, 903 to 904 and 1158. They will probably be metal a first for our association.

For those unit owners who have been doing banking at Amcore now Harris will be getting new account numbers. If they are on Direct Deposit for the monthly maintenance fee please share that information with Property Manager Culbertson.

If you have e-mail and you changed your address, let the Property Manager know if you want to continue to get your minutes and other information from the Board

The number of authorized units yet to be built by the developer is 36.

New Business:

The change in signage in the condo area and the establishment of a first responder system throughout Saddle Ridge was presented to the unit owners for their consideration and input.

There being no further business Tom Sashko moved and Cynthia Egide seconded that the meeting be adjourned. The motion passed unanimously.

Respectfully submitted by

Chuck Steidinger, Secretary