

Saddlewood HOA Board of Directors Meeting Minutes

Date: August 28, 2026 | Time: 6:00 PM | Location: Pines and Plains Library

1. Call to Order

The meeting was officially called to order at 6:00 PM by the President of the Board.

2. Roll Call

Attendees: President – David Simon, Vice President – Kevin Gale, Secretary – David Anglea, Treasurer – Gary Barklay, Members-at-Large : Ken Domer, Travis Thomas, Joe Peterson
Committee Members: Dick Pursewell, HOA Members: Leanne and Anthony Boatright
Absentees: Mark Wessbecker (proxy given to Kevin Gale), Dave McMahan

3. Homeowner Comments

Leanne and Anthony Boatright attended to voice concerns.

- Leanne had asked via Facebook if it was allowed by the HOA that they hold a garage sale, and about the possibility of a community wide garage sale. The response she received from the Secretary was unexpectedly harsh.
 - The Secretary apologized for his tone
 - The board stated that there are not any prohibitions for holding a garage sale. The board would support a community wide garage sale, but a member would need to organize it. Leanne said she would consider seeking interest within the community
- Leanne noted that some other members are cutting across their property to get to the common area. They live just to the west of the mail kiosk. Additionally, there have been some instances where other members have operated quads on the common area
 - The board stated that they would look at opportunities to add additional signs at that entrance to the common area reminding members where the common area is and the rules of use of the common area. Additionally, a reminder of the common area rules will be an agenda item at the Annual HOA meeting.
- Leanne and Anthony thanked the board for their attention and ended their participation in the meeting.

4. Approval of Previous Meeting Minutes

The minutes from the preceding meeting were reviewed by the Board. A motion to not approve the minutes as presented was made, seconded, and approved unanimously. The board members will consider a new set of minutes and vote on acceptance when presented.

5. Secretary Position

David Anglea's resignation from position of Secretary and from the Board of Directors was accepted by the Board with a vote of 4 – Aye and 3 – Nay. The board discussed the need to fill the Secretary position and in finding a replacement for the board vacancy. David Simon agreed to act as temporary Secretary until the position is filled.

6. Financial Report

The Treasurer delivered the financial report for the month. The Association remains in sound financial standing, with all dues collected and no outstanding liabilities. No unanticipated new funding requests were discussed.

7. Annual HOA Meeting Planning

Discussion of the Annual meeting, which will be held at Casey Jones Park on September 26th at 2:00 pm. It was confirmed that members of the board had the logistics of opening and preparing the meeting, and obtaining refreshments well in hand. Preliminary agenda items were brought forward and discussed. Current agenda items include:

- Common area usage rules reminder
- Common area improvements (storage shed behind mail box improvements)
- Reminder about voting and opening call for nominees to the board of directors, though the nomination period will remain open through October.
- Discussion of the new By-Laws

Agenda will be finalized in the weeks leading up to the meeting.

8. By-Laws

Joe Peterson reported on the current status of the By-Laws. The notes and comments from the Board of Directors review has been incorporated. The following motion was presented by Joe:

MOTION

Whereas the Saddlewood HOA by-law committee was appointed by the Board to rewrite and update the old existing by-law document and has completed said document. The document has been presented to the board for their review. Changes were suggested and incorporated into the document.

A motion is now made to proceed with the socialization of the document to the membership for their review and approval. The document will be posted on the website and the committee will accept input from the membership for consideration. Notices will be posted at the mail Kiosk to alert the members of the posting requesting feedback for a two-week period.

The Board will include a notice of the vote by secret ballot at the annual membership meeting on the agenda. The election committee will oversee the election and certify the results. Every effort will be made to encourage the membership to attend the meeting and vote on the issue. Proxies for those who cannot attend will be made available to help ensure that a quorum is present. In the event that a quorum is not present at the

Annual HOA Meeting, the vote will be made through the US Mail following the Annual Meeting. The intent is to adopt the new by-laws before the next Election of the Board at the end of the year.

The committee deserves our thanks for the many hours spent writing the document and assuring that the Colorado nonprofit by-laws have been incorporated into the document.

Gary Barclay presented an amendment: The board will obtain the opinion of a lawyer to certify that the By-Laws are in compliance with Colorado State and Federal laws and that there are no significant deficiencies.

The motion as amended was seconded by David Simon. The motion was carried unanimously in favor.

9. Old Business

Dick Pursewell reported that the repair of the mower used for the common area is on track and is currently with the mower repair service.

10. New Business

Gary Barclay introduced a concern that the board investigate the responsibility of the HOA with regards to easements and rarely used common areas (there are some that run along the edges of some roads). The board agreed to conduct independent research and to introduce any needed motions in subsequent meetings.

11. Adjournment

With no further business to discuss, the meeting was adjourned at 7:30 PM. The next Board meeting is scheduled for November 19, 2026, at 6:00 PM at the Pines and Plains Library.

Respectfully submitted,

Saddlewood Homeowners Association President and Acting Secretary,
David Simon