

SUMMARY Motions before the Saddlewood HOA board of Directors 19 Feb 2026
Edited 22 Feb 2026 to include the outcomes.

This document provides collection of motions for the new Saddlewood board of directors to consider at the meeting of 19 February 2026. They are provided now, in advance of the meeting for your review and as an attempt to save time within the, avoiding the need to explain the meaning of each item. There is no implied priority of each item provided below – all are important to consider for HOA operations during the remainder of the year.

Status : Tabled. By agreement, motions 1,2, 4, and 5 were not discussed. The consensus was that we would define how the next election would be executed (going forward) rather than focus on the past implementation. In addition, Mr. Joe Petersen provided a response to these items and the response will be included in the official minutes .

- 1) **Accountability 1:** The current election lead person (Joe Petersen) shall present to the board of directors justification for excluding nearly 1/3 of the election ballots from consideration.
- 2) **Accountability 2:** The current election lead person (Joe Petersen) shall provide documentation of approval from past boards of directors, for the ballot disqualification criteria. Note: NLRB rules are not necessarily applicable to this HOA.
- 3) **Timely election for 2027:** The next election of HOA board of directors shall be conducted and completed prior to 03 December 2026 so that a new board of directors for CY2027 can be in place before January 01, 2027. It is anticipated that the new board of directors will hold an HOA meeting before 17 December 2026. *This motion was agreed to and would be executed through out the year.*
- 4) **Election ballots Next Election:** The ballots for the next election shall be presented to the HOA board of directors for review before these ballots are distributed to the neighborhood property owners. See also motion #5 below.
- 5) **Election Candidate Biographical Information:**
In past years elections, candidate biographical information was provided along with the election ballots. For the election completed in February 2026, no candidate biographical information was provided by the election chairman.
The motion: In all future elections, the election chairman shall provide candidate biographical information. This information shall be obtained from each candidate and included along with the ballots with out editing / censorship.

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- 6) **Status : Resolved. HOA treasurer and secretary will have the keys. Also, the US Postal Service is going to re-identify the name of the election box – something other than (4301 ½) .**

HOA Mailbox address confusion:

For the election which completed February 2026 a new mail box street address (4301 ½) was used, intended solely for use in receiving election ballots. For unstated reasons ballots appeared at the legacy street address mail box (4301). In the future it is unknown if regular HOA business (4301) correspondence will / will not be posted to the 4301 ½ street address. Therefore the HOA Treasurer and Secretary will require access to both mailboxes.

The motion: All mailbox keys in possession of existing (legacy) board members shall be collected and redistributed to the Treasurer and Secretary.

- 7) **Status : Board members agreed to perform maintenance work on the shed, covering material costs as necessary. Implementation to commence when the weather improves. Shed lock is to be replaced with combination lock (rather than keys). Board members will have combination so maintenance work can be performed with out chasing down a key.**

Shed Repair: The doors of the HOA storage shed are in need of repair.

This motion: Approve the spending of HOA funds for the repair of these doors. This repair will consists of wood purchase, hardware purchase, lock purchase, hinge purchase, paint, caulking, etc. This motion shall have a not to exceed budget of \$1000.

A. If this motion is approved, who will perform the repairs?

B. If this motion is approved, this motion additionally authorizes a budget of \$1000 for hiring a contractor to repair the shed doors.

- 8) **Agreed to : Board member M.Wesbecker will contact a surveyor and deterring the cost. The board will address again when the cost / schedule is determined. Status is still active-implementation inwork.**

Survey of common land area: The Saddlewood common areas include a 20 foot wide buffer zone between the Bonnie Ridge neighborhood and the back yards of all Saddlewood private lots which are adjacent to the Bonnie Ridge neighborhood. This buffer one extends from county road 17 to county road 21. The Bonnie Ridge neighborhood also has a documented buffer zone, to the north of the neighborhood – adjacent to the Saddlewood buffer zone. There are two possible situations currently existing that have made identification of the Saddlewood buffer zone unidentifiable:

A. The Saddlewood buffer zone has been absorbed into a common area in the Bonnie Ridge neighborhood – thus seizing the Saddlewood property.

B. The individual home owner lots which border the Bonnie Ridge neighborhood, have all pushed their back yard boundaries (fences) into the Saddlewood buffer zone.

If situation A applies, the HOA board of directors will need to address how the buffer zone shall be recovered. Be advised that in this case, Bonnie Ridge has installed a wire fence along the northern border with Saddlewood. Note: In my opinion the HOA board of directors can not ignore this issue. The board of directors does not have the authority to give away Saddlewood common land.

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If situation B applies, then the HOA board of directors will need to address the issue of Saddlewood residents encroaching on lands owned by the entire neighborhood. Again, the board of directors does not have the authority to gift Saddlewood common land to residents. *The motion:* Engage the services of a professional survey company to detect and identify the buffer one boundaries of the Saddlewood common area buffer zone.

9)

Agreed to : One of the HOA committees previously agreed to will be lead my new board member Travid Thomas. Legacy documents are to be provided and the process of reviewing the HOA documents / State law documents . Status : Active and inwork.

Compliance with state law: Several years ago the Saddlewood HOA engaged the services of an attorney specializing in real estate law. The deliverable from the attorney consisted of several documents outlining how the HOA should operate. Current members of the HOA board of directors took exception to the adoption of the documents as related to HOA operations. The current Treasurer and VP/Secretary believe that the bylaws, covenants, and routine business practices of the Saddlewood HOA are not in compliance with current state law. The current Treasurer and VP/Secretary plan to review these (Saddlewood) documents and identify items of concern.

The motion: The Saddlewood HOA will re-engage the services of the attorney to identify the areas of non compliance and the necessary corrective actions to become compliant.

The allocated budget for this shall be \$10,000. (This is roughly 30 hours billed at 300 per hour).

10) ***Status Tabled – no further work undertaken by the current board of directors. Project is not feasible.***

Sale of HOA common areas: *The details of a trip by the treasurer and VP/Secretary to the Elbert County offices are provided in a stand alone document, which shall also be included in this meetings minutes.*

This motion : The findings be accepted by the board of directors, the findings shall be added to the 19 February 2026 minutes, and made a permanent record for all property owners to inspect by posting these to the HOA website. *Further, that the a subset of the HOA board of directors advocating for the sale of HOA common areas will stop all further discussion of this topic as an official meeting agenda item.*

11) ***Status Tabled – no further work undertaken by the current board of directors. Project is not feasible.***

Termination of the HOA discussion: This concept has been mentioned by a subset of the current board of directors in the past and has been a question made by Saddlewood property owners over the past several years.

The motion: Terminate discussion of this topic as an agenda item *for the current and future HOA board of director meetings* for the same reasons as applicable to motion #10 above.

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12) **Default 2027 Budget:** *Status : Approved.*

Recent Colorado law requires that annual budget be prepared and approved before any HOA fees are collected. As of 31 December 2025, a budget had been prepared and approved prior to invoicing the Saddlewood property owners for 2026 HOA fees.

This motion: If the board of directors fail to prepare and approve a budget for CY 2027 by 21 December 2026, the budget for CY 2027 shall be identical to that budget approved for 2026 with explicit approval provided by approval of *this* motion.

13) **Trail Marking signs – dog waste** *Not approved*

A complaint regrading the dog waste along the common area hiking trail has been received. Dog owners are not cleaning up after their pets, leaving the excrement along the trail. To attempt to alleviate the situation, as a first step, trail signs should be procured to remind pet owners to clean up after their animals. The cost for 8 signs is estimated to be less than \$300. Mounting hardware will need to be procured as well.

If approved a person to install these signs needs to be identified. Who will order the signs ?

The motion: Procure 8 trail marking signs reminding pet owners to clean up after their animals.

14) *Not approved – considered infeasible to implement prior to solicitation of candidates. The HOA Bylaws provide a mechanism for removal of a director.*

Board of Director Screening:

EDITED 24 February to remove content

The motion: The newly elected board of directors shall develop a set of criteria that shall disqualify candidates from serving on the board of directors. These criteria shall be created, reviewed and approved by commencement of the late 2026 election cycle (see motion #3 above).