

Saddlewood HOA Annual Membership Meeting Minutes

Date: September 26, 2026 | Time: 3:00 PM | Location: Casey Jones Park

1. Call to Order

The meeting was called to order by Vice President Kevin Gale. Board members present introduced themselves and shared their years on the board, years as Saddlewood residents, and their positions on the current board.

2. Establish Quorum

There were not enough Saddlewood residents present to meet the 47 needed for a quorum (approximately 35 were present, including proxies). Therefore, a vote on the proposed By-Laws could not take place. Ballots will be mailed to residents to vote on the proposed By-Laws.

3. Financial Report

Treasurer Gary Barclay delivered the financial report.

- The Association has \$45,000 in the bank, including \$42,000 in reserves and future contingencies.
- Income for the month of August was \$1,200, with a year-to-date gain of \$8,000.
- There are no outstanding bills at this time. The Board spent \$1,200 on legal fees.
- The Association hopes to break even as a 501(c)(3). Liability insurance is close to budget.
- No discrepancies are expected, and no increase to HOA dues is anticipated for 2027.

4. Committee Reports

- Architectural Review Committee – Dick Purswell explained the process for requesting approval of home improvement projects.
 - For example, a member wishing to add a garage must submit a request through the Saddlewood website. The request is received and reviewed by Dick Purswell.
 - Remove-and-replace projects do not involve the HOA.
- Common Area and Fire Prevention Committee – Renee Savickas was absent. Steve Savickas spoke on her behalf, stating her preference to remain as lead of the committee and as the HOA's fire mitigation contact.
 - Trails are to remain for walking only. No bicycles or horseback riding are permitted.
- Welcoming and Communications Committee – Members agreed the HOA should have a process to welcome newcomers. A request was made for volunteers and two were received.
 - Dianne Gale volunteered to serve on this committee. The name of the second volunteer was not recorded.

5. Bear Awareness

A small bear was reported on County Road 146. Members are asked to be aware of their surroundings, not to place trash receptacles out too early before pickup days, to be watchful of their pets, and not to feed wildlife.

6. Proposed By-Laws

Kevin Gale reported that countless hours had been spent on the proposed By-Laws by seven Saddlewood residents, chaired by Joe Peterson.

- By-Laws are separate and different from the covenants. Some state laws supersede the By-Laws, so the committee extracted the portions of state law that pertain to Saddlewood and incorporated them into the revision.
- The proposed By-Laws revise the number of members required for a quorum.
- Procedures were placed into a handbook for future HOA boards. Protocol was followed in preparing the handout, Bylaws of Saddlewood Foundation, Inc.
- A lawyer was hired to review the proposed changes, and a few items came out of that review.
- Four new volunteers will be reviewing the By-Laws. The Board hopes to create new committees: a By-Laws committee, a covenants committee, and a committee of the future. The current committee will transition its work to the new committees.
- Some matters require a vote of all members. In those cases, the Board must call a meeting so that all members can vote.

7. Covenants

Addressing the covenants is the next step after the By-Laws.

- The current covenants date from 1984 and carry a 50-year term, with renewal due in 2034. They could continue as is, but the HOA needs to determine how to transition into the future.
- Any changes or modifications to the covenants require approval by 66% (two-thirds) of members. This is very difficult to achieve; a 2006 ballot mailing received only a 52% return.
- New proposals must first be discussed at a scheduled meeting before any vote is held.

8. Board Meetings and Communications

- The Board meets once per quarter.
- Members are encouraged to visit the Saddlewood webpage for meeting information and other news.
- The mail kiosk is used to post Saddlewood notices, meeting announcements, and dues information. The HOA now has an auxiliary mailbox at the kiosk, so rental of a separate mailbox at the post office is no longer needed.

9. Board Elections

The board election process was explained.

- The Election Committee needs more volunteers. Committee members will be chosen at the next meeting and will serve a one-year term.
- Nominations were opened for 2027 board positions. Those nominated at this meeting will be added to the ballot: Joe Peterson, Dave McMahan, Dave Simon, Mark Wessbecker, Ken Domer, Travis Thomas, Steve Savickas, and Leonard Berg.
- All current board members indicated their desire to remain on the board.
- Members may submit additional nominations until October 15, 2026. The Election Committee will then prepare ballots for mailing.

10. Open Forum

Questions from members were received and addressed.

- A member reported people walking across others' private property.
- A member reported nearly being hit by a bicycle.
 - The HOA does not have authority over bicycle traffic. Members should contact the police.
- A board member stated that the fiber-optic contractor (Maverix) is under investigation and has filed for bankruptcy.
- Another board member stated that he uses Verizon and has found them to be a great provider.

11. Adjournment

With no further business to discuss, the meeting was adjourned.

Respectfully submitted,

Saddlewood Homeowners Association President and Acting Secretary,
David Simon