

Board of Directors Meeting 05 April 2019 Meeting Minutes

Meeting opened at 7:05 PM

Board members in attendance : David Anglea, John Waters, Travis Alderfer, Aron Thompson, Robert Steiner.

Minutes of the 01 March meeting were summarized by Dave Anglea – no additional discussion on the minutes occurred.

Old Business:

Status of the fire mitigation event with Team Rubicon (cancelled) was discussed. The rescheduling this event will not be known until mid-May 2019 at the earliest.

Financial Status:

Travis Alderfer presented a summary of the current HOA financial status. The HOA is still receiving the 2019 HOA dues. The invoices which were previously sent are not due until 18 April 2019.

The topic of the fees that the HOA collects was brought up. This topic was necessitated by recent requests for this information by title companies anticipating home sales in the Saddlewood neighborhood in the near future. The historical precedent of collecting fees and the reason behind the fees was discussed. Input from previous board members was received. Basically, requirements to providing hard copies of HOA bylaws, covenants, financial status, etc. are the justification for the fees.

The following fees were formalized and restated. The HOA will require a fee of \$150 for each property sold/purchased. The vote by the board of directors reaffirming the existence of these fees was unanimous

A statement of these fees will be added to the HOA website.

New Business:

Common area path realignment plan - the current walking path through the common area encroaches on private property. A realignment of the walking path is planned such that it does not cross private property is planned. This will be an advertised HOA work opportunity and will be scheduled as the weather improves. Dave Anglea took the task to see if Elbert County can assist / provide a formal survey of the common area boundaries. The fact that the existing posts outlining the common area are not located in all cases near the actual common area border – in one case the posts are approximately 50 feet from the property border. This fact was discovered by Dave Anglea and John Waters while preparing for the fire mitigation event.

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Removal of one board member was voted on. Mr. Zachary Smith was removed by unanimous vote as he has moved out of the Saddlewood neighborhood.

Vice-President John Waters stated that he would be resigning from the HOA board as he is planning to sell his property and move out of the Saddlewood neighborhood.

The need to repaint the mailbox kiosk and storage shed was mentioned. Several people mentioned possession of paint sprayers and volunteered their use. This will be worked on in the future.

The content of the upcoming quarterly HOA mailing was discussed. The plan is to provide a mailing to all residents in the early part of May 2019. The content is discussed below – the topic of HOA bylaws and covenants.

Dave Anglea is to contact the Elbert County government and obtain information regarding the in place zoning of the Saddlewood neighborhood.

New Committee: There has been interest in starting a new committee focused on oversight of the common areas. Nothing has been started yet.

Topic General Discussion of the HOA bylaws and covenants: The need to engage the services of an attorney was discussed. The result of the discussion is as follows: The attorney that has been contacted by the HOA board will be asked to make a presentation to the entire HOA community. This will be a form of job interview: the presentation will include the status of our existing bylaws and covenants with respect to how these are not current with Colorado requirements, a recommendation on how the bylaws and covenants can be / should be revised by the attorney for our benefit.

Since this issue affects the entirety of the HOA members, a location suitable to accommodate the entire membership will need to be used. Dave Anglea will investigate scheduling the Elizabeth Middle School auditorium again

The plan for the next HOA board meeting is for the evening of 03 May 2019 at the Elizabeth Library at 7:00 PM.

These minutes were generated by David Anglea, HOA President on 12 April 2019.