

Saddlewood Foundation (Saddlewood HOA) – Annual Meeting Minutes 20 Sept 2022

Fire Mitigation:

The topic of fire mitigation and common area consumed most of the discussion time. Some specific items mentioned :

We plan to contact Team Rubicon about a revisit to our neighborhood for the spring of 2023 to address portion of the common area that was not mitigated last year.

The HOA has contacted with a new tree service individual : TBD

There was discussion of dead trees, tree disposal, and the fact of beetles infesting trees in the area. Documents from the Colorado Forestry Department were available at the meeting. Earlier this year the HOA provided information to each property owner regarding fire mitigation via a USPS mailing.

Elections :

The HOA will be conducting an election again in the January / February time period. At this time any resident can place their name to the board of directors for inclusion as a candidate for board positions. Having stated that board of director positions are open, it is noted that no person explicitly stated that they wished to join the board. Elections will be conducted via USPS mailing again this year. The opportunity for residents to participate in HOA maintenance activities (such as grass mowing) was mentioned. The silence which followed this statement of opportunity was deafening.

Finances:

The treasurer provided a statement of our financial status. The fact of an increase in electric rates anticipated soon and the fact of expenses related to last summers fire mitigation activities was discussed. This discussion included comments about the annual HOA fees and why it was necessary to raise the fees last year. The Secretary mentioned that fact that at the \$50 per year per lot fee rate, more than 50 % of the HOA income was being spent on electricity and insurance. This left as small amount of funds available for HOA maintenance.

Other Business

The topic of the allowance of farm animals with in Saddlwood was mentioned. The current and legacy policy of this HOA is tat farm animals are not allowed. This had been codified in our covenants for more that 25 years. So then the topic of changing the covenants was mentioned (by I believe, new residents) and the fact of the difficulty in changing the bylaws and covenants was stated.

It remains the HOA policy that farm animals are not allowed in the Saddlewood neighborhood and the current board of directors will not be undertaking any actions to change this policy.

Dogs : The discussion of the actions the HOA could take regarding residents having an excessive number of dogs was raised. The HOA does not have enforcement authority in this matter. Residents are able to contact the Elbert County zoning enforcement office to make complaints and seek remedy.