

## **REVISION 21 August 2019 Minutes of the May 2019 Board Meeting**

May 3, 2019

HOA Board of Directors Meeting

7:02 – Call to order

Scott is unavailable

Dave is reading off minutes, due to Scotts

Agenda

Financial Status Travis

Collected more dues 15 out standing

- Looking at missing money from Jan. 1 2019 – Jan 25<sup>th</sup> 2019. Several checks written and no receipts have been given to the current board, justifying the checks written to members of Saddlewood. Travis and Dave are looking further into the discrepancies.
- Approximately 1000 missing

**The above two statements referring to ‘missing money’ and ‘Approximately 1000 missing’ refer to receipts – not missing funds.**

Paid back the folks to the nominating committee as well as election

2 homes have been sold and monies collected

Didn't get control until March – treasure. Has to go back to bank and pull records no records since March.

Dave – starting in December, started counting deposits to account for HOA dues. Information was not turned over to the new board for accounting of the monies.

30 letters sent for past due HOA dues.

Taxes where filed this year, no trace of Taxes paid since 2005, all common area is exempt from taxes.

90 percent of the expenditures are filed with the IRS.

Joe and Travis discuss reasoning for filing the tax exempt to the IRS.

Dave and Travis are working on trying to figure out who has paid, and who has not, they are working together to figure the bookkeeping out.

Summary; Dave, Travis and Jon Heim, looked thru finances up thru the 31<sup>st</sup>, issues with withdrawals made in January prior to the election.

OLD BUSINESS: none

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NEW BUSINESS: Dave would like to borrow John's GPS and walk the common area, to identify the common area vs the private property. Board to plan a workday to try and move some of the post closer to the property boundaries, some of the common area is on private homeowners property. Board to schedule a workday, to stake and mark. Travis Alderfer will be happy to help with his tractor to assist, no charge to the HOA for tractor service. Workday will be TBD for a board/members assistance to clean up and stake the common area of Saddlewood.

Dave – President will post a note for the workday for the members of Saddlewood, to join in.

Regrade part of the dirt for the trail, should not cost the member so Saddlewood any money.

New Committee – Renee Stavikas is lead. She will be looking over the common area/trails and a new page has been created.

Painting mailbox and kiosk shed – Dave went to Homedepot to obtain color chips. Discussion regarding the painting of the mail kiosk. Board will vote on cost(s) associated with the efforts to paint the mail kiosk.

Pressure wash the kiosk, looking for water source from members who are close to kiosk, that would be willing to allow hoses to be hooked up to run the pressure washer wash the kiosk.

Recommendation, to power wash the kiosk, then brush/spray new paint. Invest in the painting up from and it will last for several years.

Board will look into the budget for money allowed for maintenance and repair.

Vice President position is open, John Waters is resigning. All Board members will be getting together to discuss options and potential candidates.

Potential change in Board meeting's from Friday's to Monday's, due to some folks not being able to attend.

Retaining Legal Counsel for the Saddlewood HOA; Dave has contacted an attorney, to look into the HOA bylaws, covenants and declarations. Dave emailed the attorney; attorney responded back with pro's/con's in "getting rid of the HOA", as well as other questions relating to HOA business.

The Charge for the attorney would be \$350.00 not to exceed \$3,000.00. Dave had invited him to attend the BoD meeting tonight and he was unable to attend.

The Saddlewood HOA needs legal representation to address any legal issues that may arise. Discussions regarding how long the HOA is to run with the properties. We are out of compliance with the bylaws and covenants, we need to seek legal counsel to answer questions and conduct an audit of all records and finances of the Saddlewood HOA. All three documents which "govern" Saddlewood, are three

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separate documents. There is no follow thru, the HOA does not have any authority to enforce compliance.

CIOA, Saddlewood is pre 91 "CIOA", does not fall under CIOA. It's not so much we are not in compliance, it's just bringing us up to date.

Discussion regarding the 2009 bylaws where member voted upon and approved by the membership, "evidence" was produced that the 2009 by laws where member voted upon and approved. Hiring legal council will be able to guide the membership in what bylaws should be being used currently.

ARC giving acceptance for more up to date product being used for additions, garages, etc.

Flaw in the original covenants, that no member has the authority to enforce compliance. With legal representation, the Legal Counsel that the board is ready to retain, solely is a HOA attorney and represents HOA.

The board agrees that we should call a Special Meeting with Legal Counsel to discuss and answer questions from the membership.

Legal Counsel is needed to advise the community.

Member shows piece of paper, asking what does this mean, just means we are registered with the State, no paperwork has to be submitted it's a simple submission to the state for a small amount of money.

Board voted to retain attorney for legal representation for the Saddlewood HOA.

Meeting adjourned.

Dave – Thanked John and Erin Waters for their time and tremendous efforts to bring an election to the membership of Saddlewood, Erin for getting the new website up and running and John for his time and hardwork. All Board members Thanked John and Erin for the volunteering and hard work.