

# Saddlewood BOD Minutes

Present: Renee-Pres, Gary-VP, Dave-Sec and Dick-Treasurer. Absent (excused) Travis and Aron

## Special Meeting of the BOD via Conference Call March 26, 2022 at 8am

Renee called the meeting to order at 8:05am

### Agenda

1. Budget Approval
2. Community Bank - Accept Credit Cards
3. Annual Dues - discussion on raising the dues to cover rising operating costs and other exp
4. Fire Mitigation
5. McCleish Update
6. Aragon Update
7. Other Business

**Agenda item 1) BUDGET:** The budget was updated to add in additional Legal Fees. Added (Estimate only) after Transfer Fees and adjusted the 2022 dues. **2022 BUDGET APPROVED**

**Agenda item 2) CREDIT CARDS:** Dick presents his research on potentially accepting credit cards at our bank for the HOA Annual Dues. The cost will be \$9.98 per month used Oct/January. The customer/resident will pay the 3.5% charge on the the card they use. Only Credit cards MC/VISA/AMEX and DISCOVER CARD accepted- NO DEBIT CARDS. The deposit notifications be be via online within 24hours. **2022 CREDIT CARD ACCEPTANCE APPROVED**

**Agenda item 3) ANNUAL DUES:** The discussed the that Annual dues have not been not been increased since the inception of the development, but our costs for Electric, Insurance, Legal, Tree Maintenance to the common area and other misc expenses has increased. The discussion was to raise the Annual Dues to \$100.00 annually and the **BOD APPROVED this action to raise the Annual Dues to \$100 per year.**

**Agenda item 4)** Gary presented a new Fire Mitigation document which details important steps to take to help mitigate the residents property and it will also include local resources. This document will be approved soon and mailed to each homeowner via

USPS or hand delivered. The document will also be available to take at the Mail Kiosk and posted on the Website. The document should be going out in April or May 2022.

Renee mentioned that we have several DEAD Trees in the common area and asked approval to contact DEE Lindsay to remove the dead trees. The action was **APPROVED** and Gary offered to help out too, if needed.

**Agenda item 5).** Renee gave an update on a resident (McCleish) who has refused to pay their \$50.00 Assessment Charge due on December 31, 2021. A total of 3 invoices were sent on Oct, Nov and Dec and a FINAL demand in January. Proper notice was given and acceptance of the assessment is posted in the August minutes on the website. Due to several attempt to collect the \$50.00, the Saddlewood HOA BOD has filed a lien on the property. The property now owes the \$50.00, plus additional fees and costs to file the lien. As of March 25, 2022, this has still not been paid.

**Agenda item 6)** Renee gave an update on the property at the corner of Downwest Ride and Saddlewood on the 17 side. This resident has multiple covenant violations. a) SIGN: The very large planter box with a 4x8 sign/structure coming out of it. There was no HOA application received and this project was never approved. The BOD has sent a letter via USPS Certified mail to the resident to offer a special hearing with the BOD, regarding the issues and requested the resident take down the un-approved structure. No response has been received by the resident, so the BOD has elected to turn this matter over to the Saddlewood Attorney to handle this issue. The BOD will send the resident notifying them of our decision to turn this matter over to the Attorney. b) Large Hole 20x20 approx., in back yard. This excavation was not approved by the homeowner and the BOD has requested the they fill in this rather large hole, as it effects drainage. **Action: BOD approved turning this matter over to the Attorney.**

**Agenda item 7)** Other Business: Renee brought up that a concerned resident had contacted her about some damage to her land during the snow storm on 03-17-22. A large 4X4 vehicle went off the road close to the north side trail access off Downwest Ride and Whispering Pine on the 21 side. The vehicle tore up the ground a bit, knocked down several small trees, ran over their iron property marker and came very close to the residents leach field. The resident did reach out to non-emergency SO and they took a statement over the phone. As per the resident, someone has since removed the property marker. I suggested they they replace that, as it's their property. The same resident recently noticed the Elbert County Road and Bridge was at their property and TRIMMED several trees close to the Stop sign. Several trees were sheered up about 15 feet only on one side of the tree. The homeowner was NOT happy about that, but unfortunately, there is nothing we can do if Elbert County decides to TRIM, MOW or

CUT anything on the Counties "Right-of-Way"! Residents should consider limbing their trees along the roadways when they have the control, as they may not like how the County will do it.

Renee mentioned that Sue with the Welcome Committee has made up several "Welcome Baskets" for new homeowners for distribution. The baskets are stored in the Shed. Renee asked if Gary would help her distribute them and also would be a good time to give them Fire Mitigation info as well. Gary agreed to help.

Renee asked if there was any other business and there was not-

Meeting adjourned at 9:18am