

Specific Proposals for Saddlewood HOA Board of Directors Actions.

Background : Each year, for several years since the major change in HOA Directors, the HOA fee collection process has been initiated. Many property owners comply with the expectation that the once a year HOA fees need to be paid in a timely manner. However, more than a few property owners do not promptly provide their fees requiring two or more specific letters to be mailed to them to obtain funds.

Today (03 April 2025) there remain more than ten property owners who have not provided fee payment.

I state that it is necessary to address the difficulties in collecting payment of fees and the general apathy of the property owners in attending to neighborhood issues.

Therefore I formally propose the following actions be undertaken.

- 1) The HOA Board of Directors are to investigate property management companies to assume the day to day HOA management activities. These would include Payment of utilities and insurance, collection of fees, conducting the yearly election process, and other activities as directed by the board of directors. The cost of this management are to be determined per year and allocated across each property. The HOA fee collection might possibly levied on a monthly basis, certainly the yearly cost will increase.
- 2) As a cost avoidance action, the HOA Board of Directors are to contact the electric utility company and determine the steps necessary to terminate all electrical service for the neighborhood common area which will include removal of the several street lights in the area.
- 3) The HOA Board of Directors are to commence notification to the property owners of the future self termination of the HOA. The input from the property owners is to be sought as to how the neighborhood plans to protect the common area with respect to fire mitigation, clean up, and how the property owners are going to protect their own properties against litigation in the event there is any accident, crime, etc. occurring in the common area.
- 4) In association with item 3, the board of directors are to investigate how the common area property can be disposed of, releasing the individual property owners of their ownership and legal responsibilities of their fractional share of the common area.

I am formally making these proposals to the board of directors and insist that these proposals be made a part of the meeting minutes that will be available to all property owners.

An electronic version of this document will be made available to the HOA secretary.

David Anglea
03 April 2025
11:30 AM MDT