

# SADDLE CREEK

903 S. Texas Ave College Station TX 77845 979-764-2500

## MEETING of the MEMBERS MINUTES

Jan 17, 2023 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum of the Board was established with four of the five Board members present. John Pappas was not present.
3. **Review / Approve Previous Meeting Minutes:** The Board has approved the December minutes. A reminder the minutes are posted on Beal Properties webpage and the community Saddle Creek webpage for viewing.
4. **Election of Directors:** Chuck Gilman announced new officer roles. Roles were also shared on Facebook. Chuck is serving as president, John is VP, Dwayne is secretary, Ed is officer/at large, Melissa as treasurer.
5. **Financial Report – Treasurer:** HOA continues to do well from a financial responsibility perspective. We ended the fiscal year better than expected, with a surplus, which is great. Those funds will be put towards capital projects this calendar year.
6. **Management Reports – Beal Properties:**

**Homeowner Status** – We have 227 lots in Saddle Creek. All 227 are owner-occupied or under construction. We no longer have any lots owned by builders or the developer. Delinquencies to date is \$36,911 all which are from outstanding HOA dues. HOA due will be considered late after Jan 31<sup>st</sup>. Approximately 2/3 of dues have been paid ahead of the deadline. We have 3 current active violations, all three are trailers in the driveway. Beal to continue to work with electrician to get lights operational at pavilion.

7. **Team Reports**

**Improvement Team** –No updated from Improvement Team. We are still in need of volunteers.

**Architectural Control Committee** – Will Dierksen gave the update for the ACC. The ACC will be seeking a volunteer. No new requests since the December report. One new construction request has been approved, 2 projects pending. Continuing to do follow up on existing requests. Most requests have been outbuilding, pools, driveways, landscaping.

**Events Team** – No current updates from the Events Team. Still looking for volunteers. We would like to have more events for the community.

**Pool/Pavilion Team** – No current updates. Pool/Pavilion Team is also in need of volunteer.

**Outreach Team** – Ed Young has been keeping the BOD updated regarding the concerns and discussions regarding roadwork for IG&N.

8. **Unfinished Business**

**CCRs Revision Process** – The BOD will be revising the Saddle Creek CCR's. This may include revising into a single document rather than having CCR's by phase as they are currently. It would include removing language that is factually incorrect, adding or removing

language, and updating the covenants to best serve homeowners.

**9. New Business**

The BOD voted to establish a new savings account for improvements and repairs, passed with all four present voting yes. Chuck will be added on all bank accounts.

The BOD voted to notify Beal Properties of our intent to renew the contract for another year provided no terms would change and the cost would not increase. Lara Lewis confirmed both, and the vote passed with all four present voting yes

The BOD discussed capital improvement projects, of which five are proposed for this calendar year with an estimated cost of approximately \$70k. The bulk of costs are associated with replacing the fencing and improving the drainage/landscaping around the pool/pavilion (estimate is \$53k). We discussed options for funding such a large project and voted to hold a special meeting of the members for the purpose of voting on a special assessment not to exceed \$250/lot to be used for the purpose of executing capital improvements. These funds will be used for the fence/landscaping/drainage project, and the remaining projects will be funded from cost savings rolled over from 2022 (\$8k) and anticipated excess income generated expressly for this purpose via the dues increase (\$13k). The vote to hold the meeting passed 4-0.

**10. Adjourn** – Chuck motioned to adjourn; Dwayne seconded. Chuck declared meeting adjourned.