

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING AGENDA

Oct25, 2022 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum was determined with three Board members present. John Pappas and Dwayne Cordray were present via Zoom.
3. **Review / Approve Previous Meeting Minutes:** The board has already approved the July minutes, and they are on Beal's webpage and the Saddle Creek webpage for viewing.
4. **Financial Report – Treasurer:** HOA continues to do well from a financial responsibility perspective. The HOA spent a little over \$20k last quarter; given the summer months it is not unexpected with expenses for the pool, water, electricity, lawn maintenance and irrigation. We have \$15,860 in ending cash as of September 30th, that should take us through the end of our budget period.
5. **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 – We have outstanding balance of \$49.66 from miscellaneous charges, same as last quarter, primarily certified mail charges.

Violations – There were 13 active violations; those homeowners will receive a “friendly reminder.” Primarily trailers in driveways or items left in driveways or on porches, low yard maintenance. If there are any questions regarding violations, please contact Beal Properties or the HOA Board.

6. **Team Reports**

Improvement Team – No Improvement Team members present. Chuck Gilman gave the update. Working on getting a draft list of projects and cost estimates. Primarily working on projects for the pavilion, pool, cabana, and the baseball field.

Architectural Control Committee – Will Dierksen gave the update for the ACC. There have been 22 new submissions from homeowners during 2022. Submissions are mostly for: out-buildings, driveway extensions, shed, landscaping, fencing, and children's playsets. ACC getting feedback regarding cost of materials, feel some projects may be pulled back. 2 pending requests are for new builds. Variance process seems to be working well. Reiterated not to dispose of brush in storm water drainage. Susan Fontaine will be stepping down from the ACC. The BOD will begin the process to solicit a new member. All submissions must go through Beal portal for processing. Complex project may require site visit. ACC attempts to avoid variances if possible, the ACC will work with the homeowner through the process.

Events Team – Chuck Gilman spoke regarding the scheduling of events and the fireworks display. The fireworks display was cancelled due to the drought and fire concerns. It was discussed using the fireworks for a New Year's celebrations. It was researched and the fireworks have a shelf life and will maintain until next 4th of July. So, it was decided to safely store the fireworks and use them next year.

Pool/Pavilion Team – Jason Jackson spoke for the Pool Team. There will be some new signage for the pool coming soon. Everyone has been doing a great job of cleaning up the pavilion, disposing of their trash.

Outreach Team – The Outreach Team is involved with the concerns and discussions regarding roadwork for IG&N. The County has said no money will go to roads and bridges so nothing will happen with IG&N. There is still one property holding out regarding right-of-way, and there are some legal issues still with IG&N project.

7. **Unfinished Business**

CCRs Revision Process – Over our last two HOA meetings the Board has spoken on revising the Saddle Creek CCR's. This may include revising into a single document rather than having CCR's by phase as they are currenting. It would include removing language that is factually incorrect, adding or removing language. The HOA solicited for volunteers to participate on a revision committee. It was thought that the HOA had not received anyone willing to volunteer, it was learned at the BOD meeting that homeowners did volunteer. The goal is one representative from each phase of Saddle Creek. The HOA will ask for volunteers the beginning of the year.

8. **New Business**

2023 Budget and Assessment – HOA has been extremely fiscally responsible this year, started with operating budget of \$84k and will finish with a small amount of funds remaining. BOD made smart decision in regards pool, grounds maintenance and recurring expenses to ensure we were within our operating budget. Infrastructure within Saddle Creek is aging, and the BOD has a responsibility to maintain community property. If there had been an emergency the HOA would not have been able to fund the repairs. The BOD continues to build our reserve for existing community repair projects. Melissa proposed a total operating cost for 2023 of \$92,900, that includes homeowner dues, title transfer fees and other income. This includes a 10% increase in homeowner dues to \$400/annual. Reiterated Capital Improvement projects list that Chuck Gilman put together that would take us (Saddle Creek) through 2030. Project are mainly generally upkeep, operation and maintenance and improvement of existing community property. Melissa moved to vote on 2023 budget, Chuck second, all Board member voted yes to approve the 2023 budget.

BOD Elections – There are upcoming elections for two places available for the Board: Melissa and Brenda. The meeting will be Tuesday, Dec 13th at 7:00pm at the pavilion. This is the annual membership meeting, not a BOD meeting. At this meeting homeowners will be voting for two BOD positions. Lara will be sending out self-nomination forms. If any homeowner is interested in running, please fill out candidate form and submit. There will be three different ways to vote: electronically, paper or attend in person. One vote per homeowner lot. Both positions will be for a two-year term.

9. **Adjourn** – Melissa motioned to adjourn; John seconded. Brenda Hiler declared meeting adjourned.