

SADDLE CREEK

3363 University Dr. E. Ste 215, Bryan, TX 77802

BOARD OF DIRECTORS MEETING MINUTES

January 15, 2024 @ 6:00 pm

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum:** Quorum of the board was established with four of the five Board members present. Paul Peddicord presided. John Pappas, Melissa Berquist, and Ed Young were present. Greg Jasper was absent.
3. **Review/Approve Previous Meeting Minutes:** The October board meeting minutes were approved by the previous board with a vote of 5-0 and the minutes of a special board meeting, convened to address a homeowner appeal, were approved by the same majority, 5-0.
4. **Financial Report – Treasurer:** The treasurer presented the final financial report for 2023 highlighting a \$476.90 deficit due to unplanned significant expenses in landscape repairs and pool maintenance and cleaning. The board discussed the significant future expenditures that will be required to repair the pool and bring it up to code and also possible ways to fund them.
5. **Management Report:** Lara, from Beal, stated that there were no homeowner delinquencies for 2023 and that all but 62 homeowners had already paid their 2024 HOA dues. The Board agreed that the required due dates would be strictly adhered to. Lara discussed violation reports. Current focus is on trailers rather than yards, due to the current season and weather. The neighborhood is due for a drive-through inspection in the coming days, depending on weather.
6. **Team Reports:**
 - Architectural Control Committee:**

As of 15 January 2024, the ACC has received one new submission through the Beal Portal from homeowners since the last report in December 2023.

The ACC currently has one pending project request in the queue through the Beal Portal. The ACC is working with the HO (homeowner) to resolve concerns where the original proposal would have been in violation of their CC&Rs and it was unlikely that a variance would be approved if requested by the HO. An alternate plan/proposal was submitted by the HO last week and the ACC is currently reviewing their updated proposal.

The ACC is aware of two projects that were submitted through the Beal Portal and were started but they are still incomplete:

 - Homeowner constructed had the driveway for their new home at least partially into a 45 ft. wide “private” drainage easement on their lot which may possibly have consequences for the HOA.
 - Another homeowner submitted an improvement project in 2022 to convert/re-purpose an existing outbuilding. The ACC approved the request with the stipulation that wainscoting be added on the “street view” side of the outbuilding.

Improvement Team: No report.

Events Team: No report.

Pool/Pavilion Team: No report.

Outreach Team: No report.

7. Unfinished Business:

CCR Review and Revision Committee: There was a discussion led by John Pappas concerning the lack of community interest in joining the committee, indicating that changing or modifying the CC&Rs is not a big priority for Saddle Creek residents. The discussion also included the process to make the statutory required changes to the CC&Rs.

8. New Business:

Will Dierkson (ACC) and Melissa confirmed the assignment of Scott Davis to the ACC.

The Board discussed the need for a non-compliance enforcement mechanism. Lara was tasked with a policy revision aimed at enforcement of violation compliance. March 31st was set as the deadline for recommendations on this issue.

The Board discussed the ongoing issues with the pool, including expensive repairs, potential decking problems, and high water bills. Lara agreed to provide a copy of the leak report, and the group discussed the need for urgent repairs such as fixing the skimmer baskets and replastering the pool. They also emphasized the importance of a long-term maintenance plan to address these issues. Paul suggested conducting a reserve study to anticipate future expenses, and Lara recommended focusing on urgent repairs first, estimating the cost of a reserve study to be around \$2,500 to \$3,000. The group acknowledged the need to balance costs and make decisions based on funding constraints.

9. Adjourn: Paul declared the meeting adjourned.