SADDLE CREEK

3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500

BOARD of DIRECTOR'S MEETING AGENDA
Thursday, Jan 14, 2025
6:00pm at the Saddle Creek Pavilion

1. **Call to Order – President**

2. **Roll Call/Establishment of Quorum (3/5)**

3. **Review / Approve Previous Meeting Minutes**

4. **Financial Report - Treasurer**
    - 2024 Year-end Financial Report

5. **Management Report – Beal Properties**

6. **Team Reports**
    - Improvement Team
    - Architectural Control Team
    - Events Team
    - Pool/Pavilion Team
    - Outreach Team

7. **Unfinished Business**

8. **New Business**
    - Announcement of Special Membership Meeting for February 18, 2025, to request a vote for a Sp Special Assessment.
    - Board vote to add Karen Simpson to the Architectural Control Committee.

9. **Adjourn**

Immediately following the Board Meeting:
Homeowners Forum – A chance to exchange views, bring issues to light and/or provide feedback. An informal discussion amongst neighbors. One or more Board members will be present, and the discussion will be moderated by a Board member.

*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting. This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.