

SADDLE CREEK HOA, INC.

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

Saddle Creek HOA, Inc. Notice of Special Meeting of Members February 18, 2025 7:00pm

A special meeting of the Members of the Saddle Creek HOA, Inc. (the "Association") will be held at 7:00pm on February 18, 2025 at the Saddle Creek Pavilion, 17589 Saddle Creek Drive, College Station, TX 77845. Please arrive at least fifteen (15) minutes early, so that your attendance can be registered before the meeting commences.

The purpose of the Special Membership Meeting is to discuss and vote on the following matter;

(I) A motion to approve a Special Assessment of \$275.00 per lot for capital improvements and repairs.

The Board of Directors has enclosed a proxy form with this notice in the event you are unable to attend the Special Membership Meeting and would like to designate an individual to attend such meeting in your place and vote on your behalf. If you choose to use the proxy form enclosed with this notice, a blank line is provided in the proxy form where you may designate the proxy-holder of your choice. To be effective, the proxy form must be signed and dated, and either returned to the Association at the address provided below by 5:00pm on February 17, 2025, or presented at the Special Membership Meeting prior to such meeting being called to order.

Please return executed proxy forms to the Association in advance of the Special Membership Meeting at the following address:

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We look forward to your presence and input at the Special Membership Meeting of the Saddle Creek HOA, Inc.

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January 16, 2025

RE: Capital Improvements --- Saddle Creek

Dear Saddle Creek Homeowner(s),

In order to collect funds needed to complete the attached capital improvements to the Saddle Creek Pool, the Board voted at their last open Board meeting on January 14, 2025 to call a Special Membership Meeting for Tuesday, February 18, 2025 to vote for (or against) a Special Assessment. That Special Assessment would be used, according to the attached plan, to fund repairs to both pools.

The Special Assessment will total \$63,000.00 and would be assessed at a cost to each lot/homeowner of \$275.00. If passed, the Special Assessment would be due no later than 90 days from the date that the Assessment is issued.

The Board of Directors would appreciate your support of this Special Assessment. If you have any questions or concerns, we ask that you please reach out to the Board by emailing hoaboard@saddlecreekcstx.org and a Board member will contact you directly.

Best Regards,

Saddle Creek HOA, Inc.
Board of Directors:

Ed Young
Paul Peddicord
Susan Fontaine
Greg Jasper
Ben Roper

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How does a Special Assessment Work?

According to the Saddle Creek governing documents (Declarations) for Sections one through 12, a Special Assessment requires 3/4 approval of a 10 percent (10%) quorum of the homeowners. That means that at least 23 owners/units need to cast a vote, and 18 of those must vote yes. Ballots will be cast in-person or by Proxy at the February 18, 2025 meeting.

*Refer to section Seven (VII) of the Declarations applicable to the phase you live in for details on voting requirements (included below)

When will my Special Assessment payment be due?

If the Special Assessment passes, we will immediately issue an invoice to each homeowner for the full amount of \$275.00. The invoice will be due 90 days from the date of the Assessment. The Special Assessment would be in addition to the regular annual Assessment already invoiced, which is due by January 31, 2025.

Can the HOA use the money from the Special Assessment for other purposes?

No. That is why this letter is so specific in its purpose. The use of the money can only be for that of expenses relating to the capital improvements described herein.

What happens if the Special Assessment does not cover the costs?

We do not believe the costs will exceed what is quoted. If it does, the HOA intends to cover those overages with money already set aside in reserve.

Section VII: Special Assessments

1. In addition to the annual assessments for maintenance charges authorized above, the ASSOCIATION may levy in any assessment year, special assessments applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, repair or replacement of a capital improvements upon the COMMON AREA, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the consent of a three-fourths (3/4) majority of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose. Written notice of a meeting called for this purpose shall be sent to all members not less than thirty (30) days or more than fifty (50) days in advance of the meeting setting forth the purpose of the meeting and the proposal to be voted on.

2. No special assessments for capital improvements shall be made under this provision prior to the time when the membership of the Board of Directors of the ASSOCIATION is determined by majority vote of the land OWNERS of record subject to the maintenance charge as hereinabove set forth.

3. The Special Assessments shall be payable by the OWNERS on the dates and terms as may be established by the ASSOCIATION. The ASSOCIATION may also provide for a lien against any PARCELS for which the special assessment remains unpaid.

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Dear Homeowners,

This report outlines the current issues with our swimming pool, highlighting the importance of addressing these concerns to ensure the pool remains safe, functional, and visually appealing. Below are the primary issues identified during the evaluation, along with an explanation of why it is essential to address these problems sooner rather than later.

Summary of Pool Repairs

- Complete chip-out of the existing deteriorating plaster.
- Installation of new plaster, using highly recommended plaster material (Pebble Tec) backed by a five-year commercial warranty and installed by Modern Method Gunitite. The installer has been in business for 40 years and has a stellar reputation.
- Replacement of existing water line tiles, coping tiles and required pool fittings.
- Repair/replace mastic joints, as needed.

Below is a more detailed description.

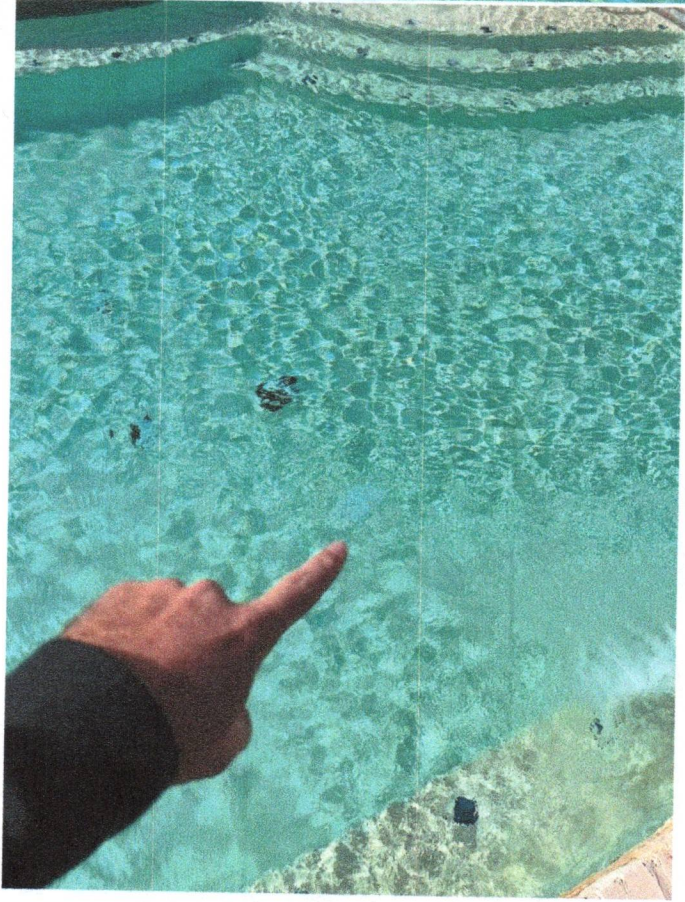
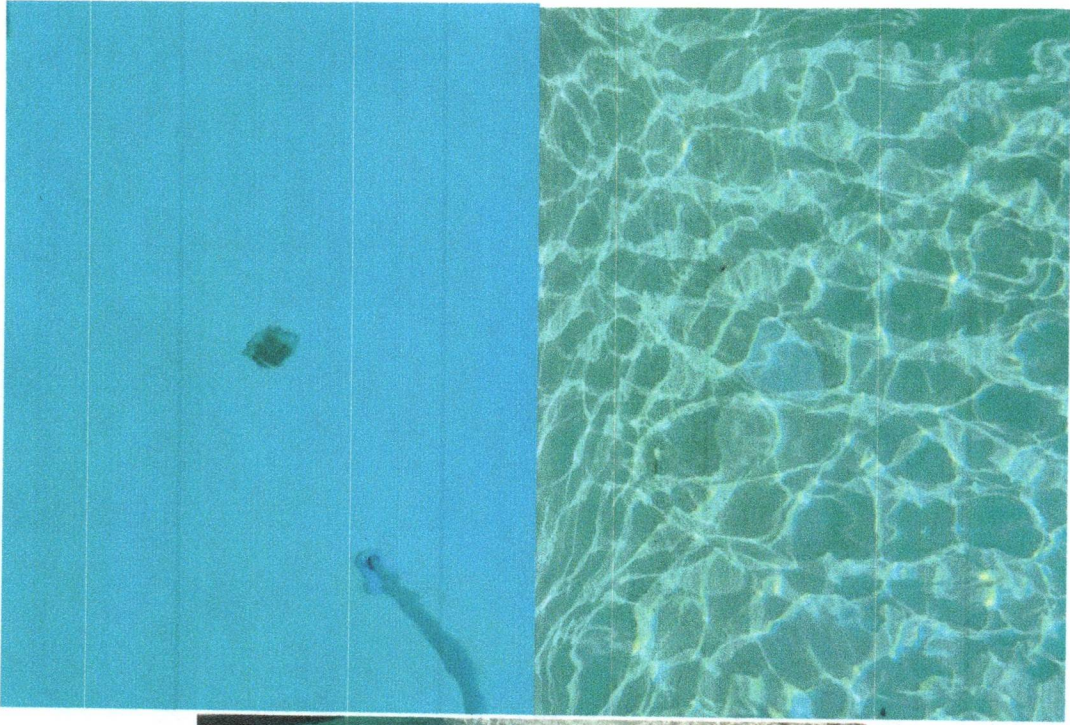
Resurfacing Required Due to Plaster Blisters

Issue: The existing plaster on the pool's floor has developed blisters, which are a clear indication that the surface is deteriorating. These blisters form when the plaster becomes compromised, often due to long-term exposure to pool water, chemicals, and other environmental factors.

Impact:

- **Potential Leaks:** The compromised plaster could result in water leaks, causing the pool to lose water more quickly and putting additional strain on the pool's filtration and water treatment systems.
- **Structural Damage:** The blisters may indicate underlying structural problems, such as cracks in the concrete shell of the pool. These issues, if not addressed, can worsen over time, potentially leading to more significant and costly repairs.
- **Safety Concerns:** The raised blisters pose a serious safety risk, as they can create sharp edges and rough surfaces. Swimmers are at risk of cutting their feet or legs while walking or swimming in the pool, leading to potential injuries.

Recommendation: It is crucial to resurface the pool to prevent further deterioration and avoid long-term damage. Resurfacing will restore the pool's integrity, improve safety, and ensure that it remains a durable and enjoyable space for residents.

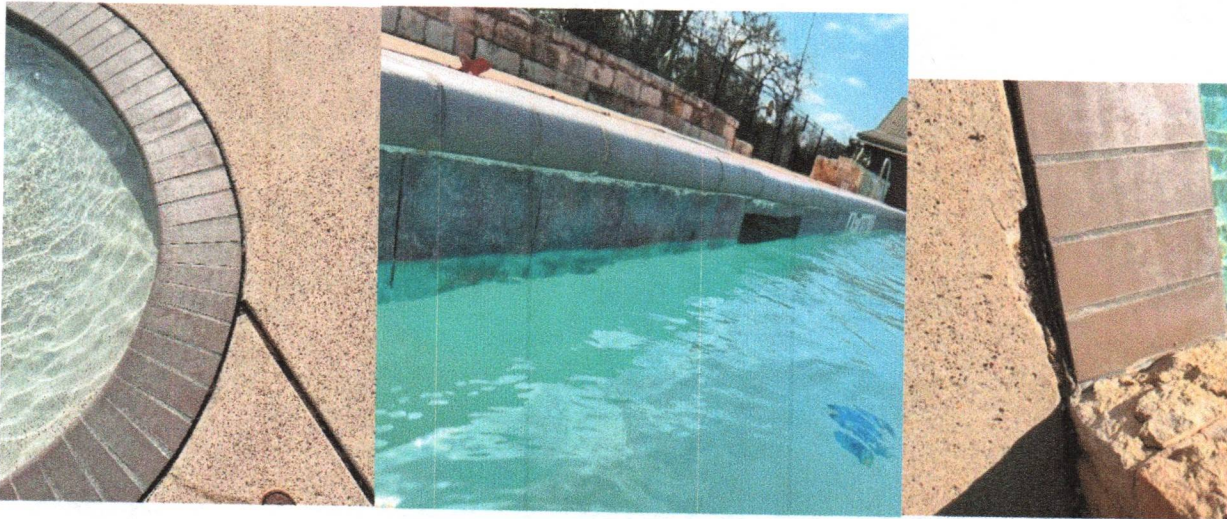


Expansion Joint Needs Maintenance and Resealing

Issue: The expansion joint between the pool and the decking has not been properly maintained. It requires grinding, cleaning, and refilling with pool-grade mastic to ensure it functions as intended. **Impact:**

- **Structural Settling:** When the expansion joint is not adequately filled, water can seep into the joint, causing both the pool and surrounding decking to settle unevenly. This settling can create unsightly dips or raised areas that compromise the structural integrity of the pool and decking.
- **Cracking and Weeping Calcium:** The lack of proper maintenance allows calcium to leach out of the pool's concrete structure, which can result in unsightly white stains on the surface. Additionally, cracks may begin to form around the pool, undermining the pool's structural support and causing potential further damage.
- **Loose or Cracked Coping and Tile:** An improperly maintained expansion joint can also cause the coping (the edge of the pool) and the surrounding tiles to loosen or crack, making the pool unsafe and unsightly.

Recommendation: It is essential to grind out the old joint material, clean the area thoroughly, and refill it with high-quality pool-grade mastic. This will prevent further settling, cracking, and cosmetic damage, ensuring the longevity and stability of the pool and decking.



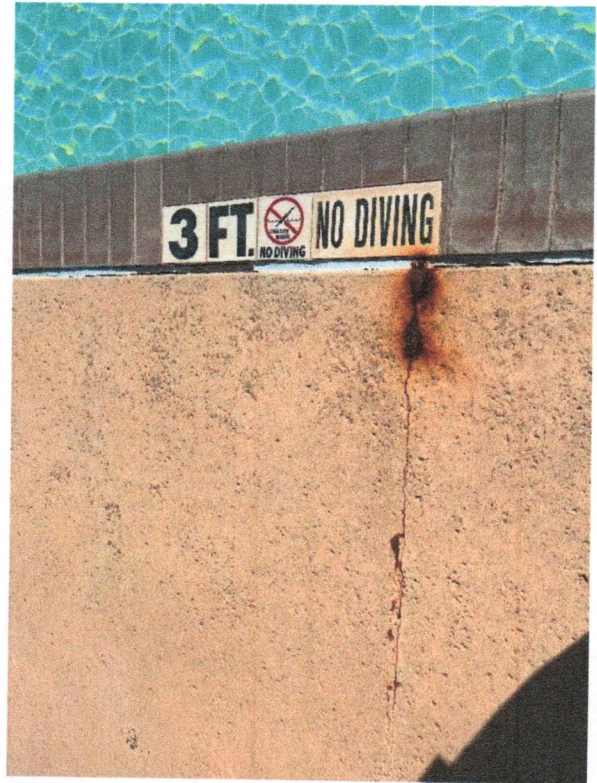
Steel Expansion Joints in the Concrete Deck

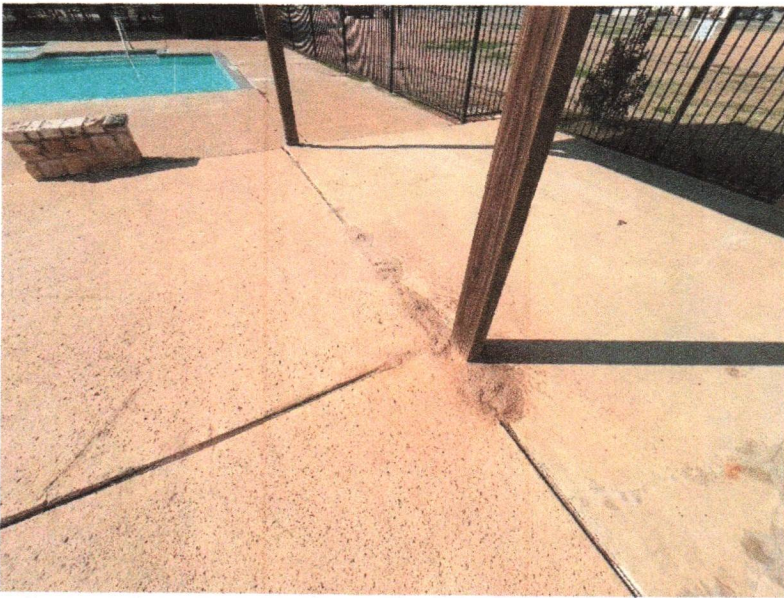
Issue: The original builder appears to have used steel expansion joints within the concrete decking, which is not ideal for a swimming pool environment. Pool water can cause these steel joints to rust, compromising their effectiveness.

Impact:

- **Corrosion:** Exposure to pool water accelerates the rusting process, which can weaken the joints and cause further damage to the surrounding concrete deck.
- **Aesthetic and Structural Issues:** Over time, rust can discolor the deck and lead to unsightly stains. The corrosion can also affect the structural stability of the deck, requiring costly repairs.

Recommendation: While this is not an immediate concern, the only way to fully address the issue is to remove and replace the steel expansion joints. However, this will require significant demolition work and concrete removal, making it a more invasive and costly repair. It is advisable to consider this as a future improvement, rather than an urgent matter at this time.





Additional Considerations During Demolition and Renovation

Please note that during the demolition process, unforeseen issues may arise that were not immediately visible during the initial evaluation. These issues may include hidden structural damage, plumbing problems, or other areas of concern that could require additional attention. If such issues emerge, they will be discussed promptly, and recommendations for addressing them will be provided.

When replacing the tile and coping on the pool, many of the existing cracks in the structure may be exposed. This will offer an opportunity to address those cracks during the renovation process, allowing for a more comprehensive repair.