

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING MINUTES

July 19, 2022 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum was determined with four Board members present. John Pappas was out of town.
3. **Review / Approve Previous Meeting Minutes:** The board has already approved the April minutes, and they are on Beal's webpage and the Saddle Creek webpage for viewing.
4. **Financial Report – Treasurer:** End of second calendar quarter, we are in good budget standing. With fiscal responsibility, we should be able to get through the rest of the budget period with the operating budget that we approved at the end of last year for 2022. We started the quarter with \$55,394, we ended the quarter with \$36,251. Largest expenses were landscaping, lawn maintenance and pool expenses. We still have \$8,000 in reserve.
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.

Violations – Beal has resumed violation drive-by patrolling as the vote Board voted and approved the new enforcement policy. There were 12 active violations; those homeowners will receive a "friendly reminder". If there are any questions regarding violations, please contact Beal Properties or the HOA Board. There are no violations currently for dead grass or trees due to local drought status. Most of the violations were for utility trailers. Visit Wellborn SUD website for current water restrictions. Beal Properties is working to order new, metal pool signs.

6. **Team Reports**

Improvement Team – No Improvement Team members present. Chuck Gilman gave the update. Assisting for bids for landscaping, and security improvements around the pavilion and pool area.

Architectural Control Team – Susan Fontaine spoke for the ACC. There were 16 new submissions from homeowners this quarter. Submissions are for pool, out-buildings, driveway extensions, new builds, fencing, and children's playsets. All submissions must go through Beal portal for processing. Complex project may require site visit. ACC attempts to avoid variance 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 would be cancelled to do the current drought and fire concerns.

Pool/Pavilion Team – Jason spoke for the Pool Team. Working with Lara regarding the ordering of pool signs. The ice machine is working but has been turned off. The

temperatures have been too hot, and the ice machine cannot hold ice. The fence is in disrepair. The HOA Board is working on bids for new fencing, security measures and bathroom remodeling. The pool team is also researching new chair coverings. Homeowners have been doing a great job keeping the pavilion clean and hauling away their garbage.

Outreach Team – The Outreach Team is involved with the concerns and discussions regarding roadwork for IG&N. The County has pushed this back for multiple calendar years. The Outreach Team has spoken with County Commissioner's to express safety concerns regarding IG&N: no lights, no shoulders, straightening.

7. **Unfinished Business**

Articles of Incorporation Amendment - Beal has reached out to the Attorney many times, but he has not completed it. Beal will follow up again. If Beal doesn't hear back, Beal Properties may draft amendment.

8. **New Business**

CCRs Revision Process – John Pappas is taking the lead on the CCR revision process. Overwhelmingly homeowners voted that the CCRs should be reviewed and revised. The HOA will solicit for volunteers to participate on a revision committee. The goal is one representative from each phase of Saddle Creek.

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