

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING MINUTES

April 18, 2023 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum of the Board was established with four of the five Board members present. John Pappas, Vice President presided, Chuck Gilman was not present.
3. **Review / Approve Previous Meeting Minutes:** The Board approved the January minutes on February 28th. A reminder the minutes are posted on Beal Properties webpage and the community Saddle Creek webpage for viewing.
4. **Financial Report – Treasurer:** HOA continues to do well from a financial responsibility perspective, the neighborhood is nearly fully collected on HOA dues, there are still some outstanding homeowners, but less than \$10,000. The BOD is actively communicating with homeowners regarding HOA dues. Less than half of the special assessment has been collected, a little less than \$25,000 has been collected so far of the \$57,000 due. Total ending cash of \$92,601.
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 to date is \$5,575. This does not include the Special Assessment, which is due May 31st, 2023. HOA dues are due Jan 1st. The Board gives a grace period and outstanding annual assessments are now past due as of Jan 31st, 2023. Interest will be added to past HOA dues on a monthly basis until paid. Beal has sent statements to the homeowners and the BOD is actively communicating with homeowners. No new violations to report at this time.
6. **Team Reports**

Improvement Team – Ed Young spoke for the Improvement Team. There are a couple of new members, one being Tyson Kennedy. Ed has spoken to Tyson about leading the Improvement Team.

Architectural Control Committee – Ed Chase gave the update for the ACC. The ACC will be seeking a volunteer. There have been 12 submittals so far this year, 9 have been approved. Most ACC requests this year have been for fences. Two new requests yesterday, no special projects. Continuing to do follow up on existing requests.

Events Team – Dwayne Cordray gave an update for the Events Team. Dwayne has reached out to the Events Team a few times regarding events and the neighborhood 4th of July celebration. Currently there are no volunteers to lead the team.

Pool/Pavilion Team – Pool/Pavilion Team has two new members. New equipment is needed at the pool. New signs have been ordered and need to be mounted. Clear Water, a pool supply company, may be able to get equipment for the pool.

Outreach Team – Outreach Team reaching out to new homeowners. The Outreach Team communicated with the County. The County is doing some prep work for the future realignment of IG&N. The project has not yet been sent out for bid publicly. Project is probably 3-6 months from being advertised for bid. Frontier will in the future install fiber to the neighborhood.

7. **Special Assessment**

Projects – The contract for the fence and landscaping has been fully executed. Melissa is working with fence company to schedule that work first. Work will take about a week in total. Landscaping work will take place after the fence is installed. The pool will be closed during construction. Masonry work around the entire pavilion structure has been completed.

8. **Adjourn** – Ed motioned to adjourn; Dwayne seconded. John declared meeting adjourned.