

SADDLE CREEK

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

BOARD of DIRECTOR'S MEETING MINUTES

October 17th, 2023 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum of the Board was established with all four of the five Board members present. Chuck Gilman presided. John Pappas was absent during roll call. John joined the Board of Directors meeting later.
3. **Review / Approve Previous Meeting Minutes:** The Board voted and approved the July minutes. It was noted that the minutes are posted on Beal Properties webpage and the community Saddle Creek webpage for viewing.
4. **Financial Report – Treasurer:** The HOA started the quarter with \$42,900.61, ending Sept 30th with \$22,757.75 in cash on hand. This is the remaining balance to get through the rest of the calendar year. The HOA is fully caught up on the annual assessment as well as the special assessment. The ending balance will pay for stump grinding and masonry work on the front monument. The HOA transferred monies to the reserve account at the beginning of the calendar year. Any balance remaining will be transferred into the reserve account at the end of the calendar year.
5. We have already made the entirety of the payments in full for both specialist assessment projects as well as an \$8000 payment for the purchase of the new backstop. We still have around \$12,000 in projects that we'd like to complete before the end of this year, but with only \$42,000 in cash remaining we will have to be a little bit mindful of our balance. We also have \$16,000 in our reserve account.
6. **Management Reports – Beal Properties:** 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. A little over \$6,000 is still outstanding in delinquent accounts. Only five active violations currently, all are for tanks, RV's and trailers. Regarding delinquent HOA dues, "45-day letters" have been sent via certified mail to homeowners who are delinquent. If the outstanding balance is not paid within 45 days, homeowners can be sent to an attorney for collections, a decision that must be voted on by the BOD. The HOA will temporarily accrue a \$150 charge per account for each account that is referred to the attorney. However, the \$150 fee will be assessed to the homeowner for recovery by the Association. Further action could result in the execution of a lien on the homeowner's property. The Treasurer reported the outstanding amount for both assessments, annual and special, is \$6,530.19.

Melissa made a motion to send the homeowners with outstanding dues for both the annual and special assessments to an attorney recommended by Beal for collections, as the "45-day" window for those payments elapsed on June 30th. Chuck seconded the motion, which passed 5-0 in favor. All homeowners with outstanding dues for the annual and special assessments will be sent to an attorney recommended by Beal for collections.

Ed made a motion that at the end of the 45-day notice period provided to those homeowners who are still delinquent on their special assessment, be sent to an attorney recommended by Beal for collections. Chuck seconded the motion. All were in favor, and the motion passed 5-0. All homeowners with outstanding special assessment payments at the end of the "45-day" window expiring at the end of this month will be sent to an attorney recommended by Beal for collections.

7. Team Reports

Improvement Team – Ed Young spoke for the Improvement Team. The project to replace the gutters is completed. The staining of the fencing of the woodwork and fencing is out for bid.

Architectural Control Committee – Ed Chase gave the update for the ACC. As of July 2023, the ACC has received 18 submissions through the Beal Portal from homeowners during 2023. Of these, 9 have been submitted since March 2023. Categories of submissions include: new homes (1), new addition to existing homes (1), outbuildings/sheds (1), pools (4), fencing (6), driveway changes (1), landscaping (1), painting (1) and requests for variance for existing structures (2). There are currently 3 project requests pending because information is still being gathered. All the submissions have been approved. Additionally, there are 4 approved but not yet completed projects that the ACC has on a “follow-up list.”

Events Team – Dwayne Cordray gave an update for the Events Team. The Events Team is still actively seeking volunteers. Jamie Gilman took the lead for the Annual 4th of July celebrations and was able to solicit volunteers to ensure the neighborhood had a community event. The fireworks have been approved for disposal. Fireworks are to be delivered to the Anderson Fire Department.

Pool/Pavilion Team – Pool/Pavilion Team has two new members. Those Team members visit the pavilion every weekend, clean up the area. The Pool team communicates with the existing pool company regarding chemicals.

Outreach Team – Mark Hiler has been cross referencing Beal’s homeowner list with the list of those registered on the Saddle Creek homeowner page and reaching out to homeowners to encourage them to register on the Saddle Creek page. Beal is also directing homeowners to the Saddle Creek page.

8. Unfinished Business

Projects – We had a running list of projects for the year. We are done with the assessment projects; they've been paid for. We need to do as part of our budget process for next year is make sure that we budget for proper maintenance, for our new landscaping, spraying or replacing the dead material, irrigation checks. The pavilion needs the ceiling fans replaced. Junction boxes inside the pool area still need to be secured to fencing.

John Papas is trying to schedule an initial meeting of the CCR committee. Beal has offered their office as a place for the committee to meet. Beal will also offer the committee a list of recommended changes to the CCR’s to update incorrect information in the documents and/or sections that are no longer in compliance with state law.

9. **New Business** Beal stated that a bill passed during this past state legislative session requiring that homeowners be allowed 120 days past due before being sent to collections by an HOA. This bill will take effect on January 1st, 2024 and impact next year’s budget cycle.

10. **Adjourn** – John motioned to adjourn; Melissa second. Chuck declared meeting adjourned.