

Saddle Creek HOA Annual Meeting Minutes

December 3, 2020

-Meeting called to order.

-Roll Call – Anita Dunkin, Brenda Hiler, Rick Bennett present. Quorum established.

-Report of Board Activity for 2020:

1. Retained attorney for guidance in setting up the homeowner-controlled board correctly.
2. Purchased Director's and Officer's coverage. New insurance cost \$5,500.00 annually.
3. Created and updated new homeowner website.
4. Set up accounting on Quick Books online. This gives the Board the ability to email invoices for dues and collect payments online.
5. Delinquencies were at \$30,000 as of July 2019. All of that was collected by the end of 2019. 100% of 2020 dues were collected by April 20, 2020.
6. A survey was sent to the neighborhood to determine the areas of concern and Teams were organized accordingly.
7. A budget for 2020 was established.
8. Pool repairs were made.
9. The Board did extensive planning and preparation for opening the pool during the COVID-19 pandemic.
10. The Board worked with the County Commissioner and the County Attorney concerning July 4th Celebration, and had multiple conversations with the Commissioner regarding Stousland and IG&N roads.
11. First email blasts were sent and will be used for continued communication with the homeowners.

-Financial Report

1. By obtaining bids for all expenses, the Board was able to cut \$5,000 off of the 2020 budget in expenses.
2. HOA will spend approximately \$15,000 to replaster and make additional repairs to the pools prior to 2021 opening.
3. HOA incurred \$1,575 in additional legal expense with setting up the Board, and receiving advice and guidance on the waivers/releases for the pool.
4. Added expense of \$2,000 in 2020 for the pool attendants.
5. Current reserve account balance is \$7,500. Plan to add another \$7,500 in 2021.
6. Collected a total of \$2,000 in Title Transfer fees in 2020.
7. Current checking account balance is \$2,553.85.

-Team Reports

1. Architectural – Working on standardizing the HOA process for reviewing requests for improvements/animals.

2. Outreach – Communications with County Commissioner regarding road updates. Dennis Hethcoat attended Emergency Services Meeting and met officials and received new tax information. Updates of communications With new homeowners
3. Improvement – Improvements discussed for the nature trails.
4. Events – Report on 4th of July
5. Pool – None

-New Business

1. Election results. Donnie Pockus voted in as new Director, to replace Rick Bennett. Officers for 2021;

Anita Dunkin – President

Donnie Pockus – Vice President

Brenda Hiler – Secretary/Treasurer

2. Road Improvement on IG&N. Board will continue to post updates and to work with Commissioner Aldrich.

-Meeting adjourned.