

# SADDLE CREEK

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

## BOARD of DIRECTOR'S MEETING AGENDA

January 18, 2022 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** quorum was determined with all five Board members present.
3. **Review / Approve Previous Meeting Minutes:** minutes from October 26, 2021, Saddle Creek HOA Board meeting were approved as noted. Those minutes were posted.
4. **Financial Report – Treasurer:** Last quarter of calendar year 2021, we ended the year in a deficit, due to unexpected spending. We have an approved budget for calendar year 2022. We increase dues to help offset some of that spending. There will be additional review of the budget in the next couple weeks, to propose some potential cost savings, in terms of things that are nice to have versus essentials. Due to increase in cost and shortage of pool supplies the Board has purchased several months' supply of chlorine. We have moved \$7500 from our operation account to our reserve account for savings. We may need to dip into savings account in the future, but as of now we are in relatively good financial shape with a new budget for calendar year 2022. We now have a corrected numbers of lots in the neighborhood. We have now accounted for the correct number of lots in our 2022 budget.

### 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** - The HOA is currently owed \$38,895.66. This includes \$5,529.35 which is past due; the rest of it is current dues that are yet to be paid. Roughly \$32,000 is outstanding of the \$81,720 owed. We are doing well on our dues. A report was attached to Board members packet. Homeowners remember due now and are past due after January 31, 2022. Some homeowners mentioned they had not received a statement. If homeowners need a statement, contact Beal. They can email or mail a copy of the statement. All homeowners who have not paid their dues will receive a reminder this week.

**Violations** – We currently have 3 active violations as of December 1, 2022 to now. Two of those are trailers and the other is debris in the yard or driveway. Beal has started back with their regular inspection drive two weeks ago. Beal will be driving and inspecting the neighborhood every two weeks.

### 6. **Team Reports**

**Improvement Team** – No Improvement Team members present. Chuck Gillman gave the update. I (Chuck) reached out to get an update on members who want to continue to serve on the Improvement Team. Three members are willing to continue to serve, meaning we will have one vacancy. A lot of work was done this past year on the entrance sign, the walking trail, and the bird houses. Recommended we highlight some of these improvements in future newsletters. Help homeowners recognize the improvements that are happening.

**Architectural Control Team** - Not a lot of activity during the winter months, which is to be expected. In 2022 the ACT is looking forward to working with new Board members. Would like to add information to the newsletter, to educate homeowners on common issues when making improvements to their lots. Beal was a big help enforcing violations. We have a few vacancies on the ACT and have solicited for volunteers through the newsletter. We have received quite a bit of interest and can review those interested throughout the month of February.

**Events Team** – Have not received a lot of response back from the Events Team regarding wanting to continue to serve in that capacity. Quick response back from Kyle Thigpen, he is still interested in managing, organizing and supervising the fireworks show. The Team is currently working on dates and logistics for the Spring Cleanup. The Spring Cleanup again will consist of roll-off dumpsters to allow homeowners to dispose of unwanted items. As we move forward into the spring and summer months we will have more events to report on.

**Pool/Pavilion Team** – Member of Pool Team present, but nothing to report. Not a lot of activity during the winter months. We will continue to follow up on the incident that occurred back in December. Dwayne and I have a strategy to move forward and bring a resolution and recoup the money that was spent on materials and cleanup or possibly some community service.

**Outreach Team** - Reached out to County regarding straightening the road, waiting to hear back. Continue to contact new homeowners. The Outreach Team has two members that have responded and is actively seeking two volunteers.

7. **Unfinished Business** - none to report at this time.

8. **New Business**

**New Articles of Incorporation Amendment** – We have to have articles of amendment for our HOA. The Articles of Corporation that formed the HOA were filed. Going back through doing the bylaws amendment this last fall and reviewing other document the attorney did point out that the Articles of Corporation, there are two boxes on the documents, one says the Corporation “will have members” the other says the Corporation “will not have members.” Unfortunately they had checked the box that says “will not have members.” Not a huge deal, but we do need amend the Articles, because it could legally affect the HOA. Lara has mentioned this to Fred Bayless and Fred said he would take a look at it to see if he could amend it. This will save the HOA on legal fees. Hopefully this will be taken care by the end of the month.

**Beal Contract Renewal** – The Beal contract is up at the end of this month. There has not been a whole lot of time to look at the contract. The Board has reviewed the contract and we suggested some changes, Beal made the revisions. The Board will continue to look at the contract. In part we are looking for ways to evaluate performance, improve language in the contract so that it works better for all of us. The Board is also looking at other options. We have limited information at this time, but these options appear to cost more. Contract expires on February 1, 2022. President recommends the BOD meet on Jan 25 to vote. We can vote without a formal meeting. We will forward our votes to Beal so that the votes will be recorded as part of our minutes.

**Vandalism** – Brenda spoke with the Supervising Officer at the Sheriff’s Department. Everything that could be done as far as our case has been done, all the videos have been uploaded, contacts have been made, no response from the parents as of yet. Supervising Officer asked if we (BOD) were willing to allow the boys to do community service was an option. Brenda responded absolutely we would be on board with that, and feels that’s a

fair situation. President will supply address to Chuck and Dwayne to reach out to the parents.

**Spring Clean Up** – We have two vacancies on the Events Team. Last year we had our Spring Clean Up the same week as The Big Event, which worked out really well. March 26th is the proposed date for the Spring Clean Up. Request that the Events Team start working on reserving two roll-offs for that weekend. Homeowners can reserve A&M students for The Big Event. Last year's cost was a little over \$500 for two rollouts, we have \$1000 in the budget for Spring Clean Up, we could reserve three roll-offs if we feel that is something that needed.

9. **Adjourn** - Brenda motioned to adjourn and seconded by Chuck. Brenda declared meeting adjourned.