

SaddleBrooke Villas Association Nos. 35 & 35A Board Meeting January 21, 2019

TIME: 3:00 PM
LOCATION: Mountain View, Ballroom West

WELCOME & CALL TO ORDER

Maureen Spence, President, called the meeting to order at 3:00 PM, welcomed the assembly, and began with introductions of Board members Fran Weinberg, Connie Rank-Smith, John Ryan, and Russ Soderberg. Geoff Obral, Cadden Community Management Representative was also in attendance. A total of 32 Lots were represented at the meeting.

QUORUM (Three Board members required):

A quorum was present to conduct an official meeting.

WELCOME NEW OWNERS

No new owners present at the meeting.

APPROVAL OF MINUTES

President Spence read into the Minutes record of the prior unanimous approval by email of the December 8, 2018 Villas Working Session and December 10, 2018 Villas Board Meeting minutes.

FINANCIAL

The Board was provided with Financial Reports for period ending December 31, 2018, and provided a summary by Finance Committee Chairperson, Brian Gallup. No questions or comments were raised. **Motion:** A motion was made and seconded to approve the financials for the period ending December 31, 2018, as stated. The motion passed unanimously.

DELINQUENCY REPORT

Ms. Rank-Smith, Treasurer, reported that the Board remains diligent in their review of the delinquency listing each month. The total delinquency through December 31, 2018 was less than \$250 and included only five (5) Units.

MANAGEMENT REPORT

Written management report was included in the Board package and briefly highlighted by Geoff Obral, Association Manager, with the residents in attendance.

OLD BUSINESS

Update GR Financial: Ms. Rank-Smith read into the Minutes record of the prior unanimous approval by email to engage with GR Financial for investing, approval of Brokerage Financial Procedures, and account signers. **Motion:** A motion was made and seconded to revise the Investment Procedures as stated in the Board package. The motion passed unanimously (4 – 0, 1 Absent).

NEW BUSINESS

Annual Villas Audit for 2018: **Motion:** A motion was made to approve the Annual Villas Audit for 2018, as presented, with an amount not to exceed \$2,850 with Scott Meyer, CPA. The motion passed unanimously (4 – 0, 1 Absent).

Amended and Restated Bylaws: President Spence read into the Minutes record of the prior unanimous approval by email of the Amended and Restated Bylaws, as the original document was not dated upon

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approval. The updated document was required to proceed with opening an account with GR Financial for investments. The new document has been provided to all Members electronically, and has been made available on the various website resources for the Membership.

Monthly Inspection of Villas front/side yards by Cadden: President Spence announced that Cadden Community Management will begin monthly inspections of front and side yards of the Villas. If a violation is observed it will be cited for Owner attention. These inspections will be done in addition to the Annual Committee Inspection.

Tract Declaration Amendment - Discussion:

President Spence reviewed the Board's prior communication with the Members regarding the potential of holding a Community Vote to amend the Declaration to specify the responsibility of repairs/maintenance of the water and sewer lines from the Villas to the meters/main sewer line.

It was noted that the documents are currently silent on this matter, and the responsibility therefore falls to each Owner individually. Not the Association.

The Board held a brainstorming session of pros/cons and general thoughts on options for resolution to be considered by the Board at a future meeting to determine next steps.

COMMITTEE REPORTS:

ASC Committee - No report presented.

Communications Committee - Julie Johnson highlighted the importance of reading the Villas Voice newsletter, and the various ways to obtain a copy. Announcements and various schedules are included in the distributions.

Finance Committee - Mr. Gallup reported that from year-end 2017 in to 2018 that the total cash, reserves, and equity of the Association all increased. He reported that the 2018 year-end reports reflect an income of roughly \$10,000, against a projected/budgeted operating loss of roughly \$17,000. Much of the cost savings in 2018 related to the landscaping services.

Landscape Committee - No report presented.

Nominating Committee - It was reported that two (2) candidates have come forward for the two (2) available terms for the 2019 election. Both members are incumbents, Maureen Spence and Connie Rank-Smith. The Nominating Committee will be issuing ballot materials for the March Annual Meeting, and may decide to cancel the Meet the Candidates Forum, as both candidates are current Directors.

Painting and Exterior Committee - Sue Ryan reminded Members that the painting cycle will begin on February 4, 2019. The schedule of Villas to be painted has been included in the Villas Voice. It was also reported that the roof inspection results were positive, and only minor repairs/maintenances were required due to the ongoing diligence of the Villas.

Permits Committee - No report presented.

Pest Control Committee - Reminder that the Annual Termite Inspections are coming soon, and the schedule is available in latest Villas Voice for reference.

Unit Reps - No report presented.

QUESTIONS AND COMMENTS

- Will the villas currently being constructed by part of The Villas 35 & 35A? - No

BOARD MEMBER COMMENTS

- John Ryan addressed the Members and noted that the Board always tries to manage with all Members in mind when making decisions.

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DATE OF NEXT VILLAS MEETING

- February 18, 2019, 3:00 PM, MVCC Ballroom West - Meet the Candidates (Tentative)
- March 16, 2019, 9:00 AM, Sonoran Room - Villas Board Working Session
- March 18, 2019, 3:00 PM, MVCC Ballroom West - Villas Annual Meeting (Followed by brief Board Meeting upon Adjournment)

ADJOURNMENT

Motion: Motion was made to adjourn the meeting at 4:46 PM. The motion passed unanimously.