

SaddleBrooke Villas Association Nos. 35 & 35A
Villas Annual Meeting
April 13, 2020

TIME: 3:00 PM
LOCATION: Teleconference via Zoom Meeting Platform

LOTS IN ATTENDANCE:

Soderberg (46), Rank-Smith (45), Petrou (40), Pike (22A), Parsons (111), Vinje (4A), Eisenhart (35A), Legatzke (27), Ruble (24A), Mudd (64), Hooker (88), Gallup (12), Erickson (28), Crabb (39A), Torrell (59A), Cox (98), Carlson (15A), Sak (127), Baker (55A), Ryan (97), Kopidlansky (121), Angus (38), Stadick (40A), O'Neill (26), Hafvenstein (114), Kinas (7A), Ingle (3), Ross (95), Bailey (32A), Webber (110), Stewart (129), Titone (45A)

WELCOME & CALL TO ORDER

Russ Soderberg, President, called the Annual Meeting to order at 3:00 PM, welcomed the assembly, and began by outlining the online meeting procedures with those in attendance. The Annual Meeting is being held in the month of April, in accordance with the Governing Documents. This meeting will be condensed, as the yearend financial reports were provided and reviewed at a previous Board Meeting and the annual Committee reports were distributed in the latest edition of the Villas Voice. All Owners in attendance will have an opportunity to address the Board during the Questions and Comments period prior to Adjournment.

PROOF OF CALL

President Soderberg reported that the notice of the Annual Meeting and Election were issued by first class mail on February 20, 2020 in accordance with the Association's Governing Documents.

ESTABLISHMENT OF QUORUM

A quorum was established by mail-in ballot to conduct an official Annual Meeting of the Members and Election. A total of 111 Lots were represented and submitted their ballots by the deadline. There were 32 Lots represented during the Annual Meeting.

INTRODUCTION OF NEW BOARD

President Soderberg introduced the 2020 Board Members as previously announced following the ballot counting conducted by the NEC Committee. The 2020 Election results named Russ Soderberg, Jo Parsons, and Bob Petrou to the Board for a new term, joining current Directors Connie Rank-Smith and Corky Pike. Ms. Parsons and Mr. Petrou introduced themselves to the assembly as newly elected Directors.

REPORT FROM THE BOARD

President Soderberg provided the Members a brief review of the previous year's activity:

- During the last term, two (2) Directors sold their homes and resigned from the Board. This included President Maureen Spence and Interim President Fran Weinberg.
- Director John Ryan chose to not seek re-election in 2020, but will continue to serve as a volunteer on the Paint and Exteriors Committee.
President Soderberg expressed the Board's gratitude to the past Board Members for their time and dedication while serving the Community.
- The March 18, 2019 Annual Meeting minutes were approved by ballot, as tallied by the NEC Committee.
- The Paint and Exterior Committee continues to monitor and forward the exterior painting project.
- The Landscape Committee has worked on various projects:
 - Reduction in overall number of plantings within the Villas to help reduce water use, prevent property damage, and to reduce maintenance.
 - Completed an irrigation replacement project at Unit 35 - Lots 30-44 for roughly \$30,000, as approved by the Board.
- The Finance Committee has continued to work to maximize the Association's investments. However, with the recent drop in interest rates, there may be a slight reduction in income from the 2020 projections.

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- President Soderberg noted that the Board may face challenges in the coming year due to the Coronavirus pandemic and how it may impact the Villas.
- The Board thanked the many volunteers throughout the Villas for their continued support and commitment.

GENERAL BUSINESS - None

QUESTIONS AND COMMENTS FROM ATTENDEES

- Does the Board anticipate any large expenses that were not budgeted in the coming year?
 - The irrigation replacement project at Unit 35 – Lots 30-44 was funded by the excess operating funds, and was not a budgeted expense.
 - There have been no new requests from the Committees at this time.
- Has the Landscape Committee's plant walk been rescheduled?
 - Not at this time. It will be announced to the Membership when scheduled.
- Reminder to the Landscape Committee to plug any open irrigation emitters that are no longer watering plants that may have been removed.
 - This continues to be reiterated to the landscape crew, and Homeowners are encouraged to report this type of concern and any irrigation leaks to the Committee when observed.
- Will Committees utilize the teleconference platform to conduct their regular meetings during the current restrictions?
 - This has been suggested to the various Committee Chairs, and will be announced if utilized to allow Homeowners to attend.
- Report of a damaged HOA2 monument sign.
 - Homeowner was advised to report this to HOA2 directly for their follow-up.
- Suggestion to the Board to consider utilizing teleconference platforms moving forward for future meetings and to hold more frequent meetings, including the summer months. Using teleconference technology would allow those who are not in SaddleBrooke to attend the meetings, even after the current safety restrictions have been lifted.
 - The Board will consider this suggestion.

BOARD MEMBER COMMENTS

- President Soderberg thanked all Members for participating in the Annual Meeting in the new format and again thanked the Community volunteers. He urged everyone to follow the health and safety guidelines.
- Mr. Petrou noted that the first teleconference meeting went well, and that he looks forward to the coming year.
- Ms. Rank-Smith thanked everyone for participating in the teleconference meeting, and noted the great turnout of attendees.
- Mr. Pike encouraged everyone in attendance to share with their neighbors how easy it was to join and participate in the meeting electronically.
- Ms. Parsons thanked the Members for their support while she served as the Landscape Committee Chair, and that she looks forward to continuing to work together with the Community to support each other.

ADJOURNMENT

Motion: Motion was made and seconded to adjourn the Annual Meeting at 3:35 PM. The motion passed unanimously.