

## SaddleBrooke Villas Association Nos. 35 & 35A Board Meeting January 20, 2020

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

### **WELCOME & CALL TO ORDER**

Russ Soderberg, 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 Corky Pike (Phone). Geoff Obral, Cadden Community Management Representative was also in attendance. A total of 36 Lots were represented at the meeting.

### **QUORUM** (Three Board members required)

A quorum was present to conduct an official meeting.

### **APPROVAL OF MINUTES**

President Soderberg read into the minutes the Board of Directors' approval of the December 7, 2019 Villas Working Session minutes via unanimous email consent.

**Motion:** A motion was made and seconded to approve the draft minutes of the December 9, 2019 Board of Directors Meeting, as amended. The motion passed unanimously.

### **FINANCIAL**

The Board was provided with Financial Reports for periods ending November 30, 2019 and December 31, 2019. No questions or comments were raised.

**Motion:** A motion was made and seconded to approve the financials for periods ending November 30, 2019 and December 31, 2019, as stated. The motion passed unanimously.

### **DELINQUENCY REPORT**

Ms. Rank-Smith, Treasurer, reported that the Board continues to be diligent in tracking and following-up on delinquent assessments, and that the total amount outstanding was slightly higher than \$1,500.00 to date. President Soderberg reminded all Members in attendance that in order to be eligible to vote in the upcoming Annual Meeting, the Unit's accounting must be current on Assessment payments.

### **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 on Unit 35 Lots 30-44 Irrigation Replacement: Vice President Weinberg provided an update to the Members in attendance regarding the pending irrigation replacement project.

**Motion:** A motion was made and seconded to formally approve the irrigation replacement bid from Andy's Irrigation that was within the previously approved spending limitations that were established by the Board of Directors at the December 9, 2020 Board Meeting. The motion passed unanimously.

It was noted that the irrigation replacement projects have been funded by surplus operating funds, as the Reserve Study does not include irrigation replacement within the report, and as a result, the use of the reserve funds may negatively impact the overall funding levels moving forward.

ALC Update: Vice President Weinberg presented updated ALC documents for the Board of Directors and Members in attendance. The Application for Satellite Dish Installation was revised to better align with the review and approval process.

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**Motion:** A motion was made and seconded to approve the revised Application for Satellite Dish Installation, as presented. The motion was unanimously approved.

Tree Removal List Revised: Vice President Weinberg read into the minutes that the Board of Directors revised the tree removal list via unanimous email consent.

Funds Transfer: Treasurer Rank-Smith read into the minutes the Board of Directors approval to transfer funds to Metro Phoenix Bank to obtain a certificate of deposit account via unanimous email consent, as recommended by the Finance Committee.

Cadden Connect: President Soderberg reported that the new Cadden Connect Website for SaddleBrooke Villas has launched, and 57 Members have already registered to access the site.

### **NEW BUSINESS**

Resignation of Board Vice President, Fran Weinberg (Effective 1/21/2020): It was announced that Vice President Weinberg will submit her resignation from the Board of Directors on January 21, 2020 as she has purchased a new house outside of the Villas, and will sell her Villa following her move.

### **COMMITTEE REPORTS:**

ASC Committee – Kathy Kontos reported that the Committee is seeking a full-time resident to assist the Paint and Exterior Committee through the summer months.

Communications Committee – Julie Johnson urged the Members present to read the Villas Voice and to encourage their neighbors to do the same, as many common questions are answered within the newsletter.

Finance Committee – Brian Gallup reviewed the 2019 year-end budget and expense variances with the Board of Directors and Members present.

Landscape Committee – Jo Parsons reported the following: Irrigation replacement project for Unit 35 Lots 30-44 will take roughly one month to complete, irrigation repairs and replacements continue to be tracked and prioritized, overgrown and/or plants that are past their useful life will be identified for removal, and the Committee may no longer provide new irrigation to the narrow space between walking paths and garages.

Nominating Committee – Karen Petrou reported that the Committee has secured four candidates for three open seats for the upcoming election to the Board of Directors. The Annual Meeting and election timeframes were reviewed with the Board of Directors and Members in attendance.

Painting and Exterior Committee – Sue Ryan reported that the annual painting project has begun, and that the roof inspections are almost complete. Please report any concerns with the painting project to Ms. Ryan for follow-up via work order request.

Permits Committee – Frank Motley reported that HOA2 is in the process of updating their documents that may impact the Villas process upon completion.

Pest Control Committee – Dwight Cox reminded all Members in attendance that the annual termite inspection is scheduled for January 28<sup>th</sup> – 30<sup>th</sup>. Members of the Paint and Exterior Committee will accompany the Pest Control Committee representatives during these inspections to help identify roof leak evidence.

Unit Reps – Julie Johnson reported that the New Owners meetings are going well and have been well received.

**QUESTIONS AND COMMENTS:** No questions or comments from the Members present.

**BOARD MEMBER COMMENTS:** No further comments from the Board of Directors.

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**DATE OF NEXT VILLAS MEETING**

- March 16, 2020 – Villas Annual Meeting followed by brief Organizational Board Meeting

**ADJOURNMENT**

**Motion:** Motion was made and seconded to adjourn the meeting at 4:34 PM. The motion passed unanimously.