

SaddleBrooke Villas Association Nos. 35 & 35A Board Meeting January 27, 2021

TIME: 3:00 PM
LOCATION: ZOOM – Virtual Meeting Platform

WELCOME & CALL TO ORDER

Russ Soderberg, President, called the meeting to order at 3:01 PM, welcomed the assembly, and began with introductions of Board members Connie Rank-Smith, Jerry Hollingsworth, Bob Petrou, and Corky Pike. Vanessa Lubinsky, Cadden Community Management Representative was also in attendance. A total of 17 Lots were represented at the meeting.

QUORUM (Three Board members required)
A quorum was present to conduct an official meeting.

APPROVAL OF MINUTES

- **December 30, 2020 Board Meeting**

MOTION: Motion was made to approve the December 30, 2020 Meeting Minutes as presented. The motion was seconded and passed unanimously.

BOARD MEETING DATES

- President Soderberg read into the minutes the Board of Directors' unanimous approval to hold the following meetings: January 27, 2021 Board Meeting, February 15, 2021 Meet the Candidates Forum, and March 24, 2021 Annual Meeting.

FINANCIAL REPORT

- Connie Rank-Smith, Treasurer, reviewed the bank balances, prior year's projects, and the delinquency totals with the Members present.

MOTION: Motion was made to approve the Financial Report, as presented. The motion was seconded and passed unanimously.

RESERVE STUDY UPDATE

- The reserve study contract has been approved and signed. Documents are being gathered to send to Advance Reserve Solutions. The report will take 7-9 weeks for completion.

IRRIGATION UPDATE

- The work has been scheduled for March 1st for 37 lots through Andy's Irrigation. Discussion was held regarding the overall project, and that it will be funded by the excess operating funds.

COMMITTEE REPORTS

- Discussed communications.
- Discussed landscaping (removals, trimming & plantings)
- Discussed nominating committee. Will continue with paper ballots. Cadden will be performing the counting of the ballots.
- Discussed exterior painting. The cycle starts on February 1st. Review of villas to be painted.
- Annual roof inspection has been completed.
- Discussed overall maintenance schedule for the Association and Unit Owners.
- Discussed pest control, termite inspection.

OLD BUSINESS

- Discussed javelina concerns.

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NEW BUSINESS

- Resignation of Corky Pike as director
 - o Thanks was given to Corky for his service.
- Appointment of new director

MOTION: Motion made to appoint Greg Morgan to fill the remainder of Corky Pike's term. The motion was seconded and passed unanimously.

- 2021 Dues
 - o Discussed dues increase for 2021.

QUESTIONS AND COMMENTS:

- Discussion and questions related to Architectural and Landscape matters.

BOARD MEMBER COMMENTS:

- No further comments from the Board of Directors.

DATE OF NEXT VILLAS MEETING

February 15, 2021 – Meet the Candidates Forum

ADJOURNMENT

Motion: Motion was made and seconded to adjourn the meeting at 4:23 PM. The motion passed unanimously.