

SaddleBrooke Villas Association Nos. 35 & 35A Board Meeting January 26, 2022

TIME: 2:00 PM
LOCATION: Mountain View, East Ballroom

WELCOME & CALL TO ORDER

Russ Soderberg, President, called the meeting to order at 2:03 PM, welcomed the assembly. Erica Rivera, Cadden Community Management representative joined the meeting. All present recited the Pledge of Allegiance at the top of the meeting.

QUORUM (Three Board members required)

A quorum was present to conduct an official meeting with 5/5 Directors present.

APPROVAL OF MINUTES

- December 22, 2021 Meeting Minutes

MOTION: Motion was made to approve the December 22, 2021 Board Meeting Minutes as presented. The motion was seconded and passed unanimously.

- January 19, 2022 Working Session Minutes

MOTION: Motion was made to approve the January 19, 2022 Working Session Meeting Minutes as presented. The motion was seconded and passed unanimously.

- November 11, 2021 Working Session Meeting Minutes

MOTION: Motion was made to approve the November 11, 2021 Working Session Meeting Minutes as presented. The motion was seconded and passed unanimously.

FINANCIAL REPORT

- Greg Morgan, Treasurer, reviewed the operating and reserve balances, and the delinquency totals with the Members present.

COMMITTEE REPORTS

- Maintenance Committee, John Ryan

- o Painting to begin on February 7 and is scheduled to finish before the end of April.

- Landscaping Committee, Bob Petrou

- o Irrigation replacement project occur on Lots 34 – 55, these lots have been selected based on the number of leaks. Due to covid and labor shortages, the irrigation project is scheduled to begin in September instead of April.
- o Comcast Project Update: Cones are on backorder. Areas need rock redressing and areas with sinkholes. Lauren Powell, Project Manager with Comcast will be contacted to take care of these issues.
- o Water will be turned off from time to time in winter for cost savings.
- o Water Update: Al Legatzki has been tracking water usage in Saddlebrooke Villas, and has reported a loss in water usage, however the Association still used 3 million gallons of water in 2021. Association is trying to bring adequate irrigation to reduce water usage and remove plantings.

- Community Committee, Julie Johnson

- o The Volunteer Roster for the Villas has been completed and is available on the website.
- o Materials used in workshops for realtors are outdated, the first realtor workshop will be in early March or April.
- o Unit reps have been keeping up with new owners.

- Nominating Committee, Brian Hooker

- o There are four candidates this year up for election. Candidate biographies and mailing packet to be released to the Membership.

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- Meet the Candidates is scheduled for February 23, 2022.
- The election is scheduled for March.
- **Other Committees**
 - **Termite inspections are scheduled for February 2, 3 and 4**
- Roofing Committee (Ad-Hoc), John Ryan
 - Roof Replacement
 - 10 buildings (20 villas) will have their roofing replaced this year and are scheduled to finish in 7 years.
 - The Committee is looking for modern, long-lasting adhesive underlayment that will have a 20-30 year life span.
 - Three roofers have been contacted and are awaiting responses from these roofers.

NEW BUSINESS

- None

Board Comments

- Annual Meeting will be held in March. The date is tentative pending room confirmation.
- Working Sessions will be held in the next three months, Guidelines, Enforcement of Guidelines to be revised and aligned with SBHOA2. Homeowners will be surveyed to get homeowner feedback on these items.
- Election process has begun and paper ballots will be coming out.
- Ballot Counting will be conducted by two Cadden employees and will take place over Zoom.
- Hybrid Meetings will be held in the coming months.

ADJOURNMENT

Motion: Motion was made and seconded to adjourn the meeting at 2:29 PM. The motion passed unanimously.

HOMEOWNERS QUESTIONS AND COMMENTS:

- None