

SaddleBrooke Villas Association Nos. 35 & 35A Board Meeting December 22, 2021

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

WELCOME & CALL TO ORDER

Russ Soderberg, President, called the meeting to order at 2:00 PM, welcomed the assembly. Erica Rivera, Cadden Community Management representative joined the meeting.

QUORUM (Three Board members required)

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

APPROVAL OF MINUTES

- November 23, 2021 Meeting Minutes

MOTION: Motion was made to approve the November 23, 2021 Board 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. Mr. Morgan reported the Association continues to invest reserve funds into CD's in 6, 12 and 18 month intervals.

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

COMMITTEE REPORTS

- Landscaping Committee, Bob Petrou

- Plant replacement will be minimal in 2022, but owners were advised to place work orders if there are dying plants.
- Owners collected funds to provide landscapers with a holiday bonus.
- Discussion regarding green utility boxes, it was addressed that the Association will not paint the boxes as the Association will not take liability for ongoing maintenance and liability of any damages to the boxes. Utility providers have been contacted for maintenance in the past and on an on-going basis.
- As the Association installs new irrigation lines, the plants currently irrigated between houses (walkways, party walls) will not continue to be irrigated. Owners may water non xeriscape desert plants at their own expense.
- As the Association replaces plants, the Association will have to assess the gravel in the surrounding areas to ensure gravel is replaced in a cost effective manner.

- Pest Control Committee, Jerry Hollingsworth

- The annual termite inspection will take place in February 2022.
- Owners were instructed to report termite issues to Northwest Exterminating directly.

- Nominating Committee, John Ryan

- The Nominating Committee has completed its survey of Members to gauge interest to run for the Board
- The Nominating Committee will meet on December 22, 2022 at 7:00 PM to discuss Members who have expressed interest in running for the Board.
- Meet the Candidates is in February

- Ad-Hoc Roofing Committee, John Ryan

- Committee submitted suggestions to Board regarding which kind of roof to be installed.
- Committee has identified three roofing contractors to bid on roof replacement, bids should be compiled in January.

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December 22, 2021**

OLD BUSINESS

- None

NEW BUSINESS

- None

Board Comments

- **Working Sessions**
 - o Working sessions will be conducted more often among Board members.
- **Roofs**
 - o The Association will begin repairing roofs with twenty (20) roofs to start with and make adjustments for future roofs to optimize repair.

ADJOURNMENT

Motion: Motion was made and seconded to adjourn the meeting at 2:46 PM. The motion passed unanimously.

HOMEOWNERS QUESTIONS AND COMMENTS:

- Questions and comments regarding architectural design input from homeowners, board operating procedures and saluting the flag.