

**SADDLEBROOKE 2 VILLAS ASSOCIATION 35/35A
BOARD MEETING**

DATE / TIME: March 25, 2022, 2:45 PM
LOCATION: Catalina Room, Mesquite Building

WELCOME AND CALL TO ORDER

Russ Soderberg, President called the meeting to order immediately following the Annual member Meeting.

QUORUM (Three Board members required)

A quorum was present with Allan Cunningham, Jerry Hollingsworth, Greg Morgan, John Ryan, Russ Soderberg present.

APPROVAL OF MINUTES

March 16, 2022 Working meeting

MOTION: Motion made by Hollingsworth, seconded by Ryan to approve minutes as presented. Motion was approved unanimously.

ELECTION OF OFFICERS

MOTION: Motion made by Ryan, seconded by Morgan to approve the following slate of officers:

President: Russ Soderberg
Vice President: Jerry Hollingsworth
Treasurer: Greg Morgan
Secretary: Allan Cunningham
Member At Large: John Ryan

Motion was approved unanimously.

COMMITTEE REPORTS

Communications: Julie Johnson discussed New Owners Handbook and meetings with new homeowners.

Finance: Greg Morgan discussed the current financial position and transfer of irrigation replacement funds to Reserve Funds. He also discussed using a Certificate of Deposit ladder for investment of funds.

Landscape: Bob Petrou discussed the annual tree survey being done by R&O Tree Service, use of R&O for major tree maintenance and Northwest Landscaping (NW) for minor lower limb trimming during the year. Bob managed to convince NW to add tree trimming equipment. Irrigation replacement project will start in fall. Bob has agreed to be Chair for a limited time. Looking for volunteers for the committee. Questions regarding Comcast project should be directed to HOA2.

Paint & Exterior: Sue Ryan discussed the trim color on painting scheme #2, indicating the color is proving to be too "harsh" and alternate colors are being reviewed. The roofing project is proceeding with 20 villas targeted for replacement in 2022. Daniel Craig has been added to the Roof Committee.

Nominating & Elections: Brian Hooker reviewed the 2022 process.

Permits: Ted Johnson indicated homeowners are not obtaining permits or painting their satellite dishes. When talking to homeowners he has received pushback. He has

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identified 16 homeowners with possible violations. Ted will provide listing of potential violations.

Meeting was adjourned.

GENERAL BUSINESS COMMENTS / QUESTIONS

Surveys were sent to homeowners regarding their opinion on two topics. The Board will consider the survey results when reviewing any changes to the Villas Guidelines.

There have been issues with work requests not making the request to the appropriate committee chair. An instruction email will be sent to all homeowners reviewing the process. Discussions related to this issue are being held with Cadden. Temporarily homeowners are asked to submit their requests through Cadden and send an email to the appropriate committee chair. The chair can then track the process.

A homeowner asked about the painting contractor not being paid. This was already in the process of being reviewed by the Board with Cadden.

A number of homeowners questioned the continued use of Cadden.