

SADDLEBROOKE 2 VILLAS 35/35A ASSOCIATION

Minutes of working meeting held January 19, 2022.

Meeting called to order at 2:10 pm. Quorum of Board present: Petrou, Ryan, Soderberg. Absent: Hollingsworth, Morgan. Morgan joined meeting at 1:50 pm.

Use of ZOOM was tried with mixed results.

John Ryan reviewed the ad hoc roof committee and discussion related to roofs ensued.

- Plan to ask three roofing companies for bids.
- Recommending a self adhering underlayment.
- Received information from HOA 2 regarding the current roof replacement project on the Mesquite building. Visited site.
- John will prepare questions for attorney related to roofing project.
- Discussed hiring of Project Manager to oversee process as asking a Villa homeowner to climb on roofs did not seem appropriate. Consensus was we would rely on contractor to do a commercially acceptable job and rely on litigation if needed.

General discussion related to Architectural & Landscaping rules / guidelines.

- Board will work on rewrite of current guidelines.
- Try to remove redundant guidelines which duplicate HOA 2 guidelines.
- Villas guidelines can be more strict but generally cannot override HOA guidelines.
- Will send out for homeowner comments on significant changes.

Discussion on guideline enforcement.

- Use of an enforcement committee to work with the other committees and Cadden regarding violations notices.
- Review current enforcement policy.
- Establish a fine schedule. Use HOA 2 fines as a basis.

Discussed some specific topics related to guidelines and will prepare homeowner survey on three topics.

- Retractable patio awnings.
- Patio extensions.
- Patio fencing.

Other. Discussed Northwest Exterminating letter sent to homeowners.

Motion to adjourn by Ryan, second Petrou. Approved unanimously.

Approved March 16, 22