

SaddleBrooke Villas Association Nos. 35 & 35A
Villas Annual Meeting
March 29, 2023

TIME: 2:00 PM
LOCATION: Mountain View, Catalina Room

WELCOME & CALL TO ORDER

Russ Soderberg, President, called the annual meeting to order at 2:00 PM, welcomed the assembly, and began with introductions of Board Members, Greg Morgan, Allan Cunningham and John Ryan. Jerry Hollingsworth was unable to attend. Jose Becerra, Cadden Management Representative was also in attendance.

QUORUM:

A quorum was present to conduct an official meeting. A total of 91 Lots were represented and submitted their ballots by the deadline.

NEC COMMITTEE

Russ gives his thanks to the Nominations Committee.

Kathy announced that 91 ballots were submitted. Kathy reported that 91 of the ballots voted yes to approve the minutes of the March 25, 2022 Annual meeting. The minutes have been approved.

Kathy reported on the results of the voting for the two vacant Board positions; Greg Morgan and John Ryan were elected to 2-years term on the Board.

Kathy congratulates Greg and Ryan back onto the Board and gives her thanks to Cadden.

ELECTION OF OFFICERS

Motion: A motion was made and seconded to appoint the officers as follows: Russ Soderberg, President; Jerry Hollingsworth, Vice President; Allan Cunningham, Secretary; Greg Morgan, Treasurer; and John Ryan, Director. The motion passed unanimously.

COMMITTEE REPORTS:

Landscape Committee:

Paint & Exterior Committee: Sue Ryan

- Sue mentions that the Committee members identify each property by lot numbers and not the property address.
- 13 buildings are being painted and 4 more buildings to be completed.
- The roofing project is going well.

Finance Committee: Greg and Brian

- Greg advises that the financials are in good standing. The Association did experience a hick up with over payment to vendors in 2022 and now those over payments are being recovered.
- Bruce reported that the reserves are currently funded at 75%. The committee is looking at a goal of 100% funding (\$,280,000.00)

Financial Reports for the periods ending January 31, 2017 and February 28, 2017:

SaddleBrooke Villas Association Nos. 35 & 35A
Villas Annual Meeting
March 29, 2023

The Board reviewed the reports. **Motion:** A motion was made and seconded to approve the reports for the periods ending January 31, 2017 and February 28, 2017 as submitted. The motion passed unanimously.

CD Roll Over: It was read into the minutes that the \$165,025.21 CD at National Coop Bank had \$25,000.00 added to it at maturity on 3-17-17 and then was rolled over for another 12-month term.

Pest Control: Dwight Cox

- Dwight reported on the work the committee completed the past year.
- The annual inspections and treatment for termites were completed the last week in January.
- After much contact and follow-up there were only 2 units that did not provide access for the interior inspection. Letters have been sent to those two owners asking them to schedule inspections. This scheduling and re-contacting of owners was a lot of work. Owners are asked to remember that the committee members are volunteers and their cooperation helps make the large job much easier.
- Evidence of termites was found at 27 units. Treatment was scheduled and completed.
- Dwight reported that the HOA employs a pack rat control program; there are 19 fixed traps and 11 mobile traps that are moved to locations with active pack rats. This costs \$150.00 a month.
- Dwight reviewed the issues noted during recent inspections that are likely causes of this pack rat problem. Dwight reminded owners/tenant to keep garage doors closed at all times.
- Questions from the owners were answered. It was noted that the HOA does not cover bat removal or cleanup, pigeon removal or cleanup. No bird feeders that use seed are allowed (rodent problems).

Communications Committee: Shirley Schoof

- Shirley reported that the Unit Reps are a part of the communications committee. They have developed a New Owner Handbook, which includes much pertinent information needed by owners. Shirley reviewed the information provided in the handbook for new owners. Shirley Schoof and Lois Angus try to meet with the new owners to welcome them to the community.
- In the past year-and-a-half they have met with thirty four new owners; contacted an additional eleven new owners. They will be contacting several owners who just closed on their units in January and more are pending.
- Phil Hafvenstein is chairing the Owner Directory sub-committee. He and a number of owners are working on developing a directory villa owners can refer to for information on committees, social groups, etc.

Permits Committee: Ted Johnson

- Ted reported that Frank Motley has joined the committee. Frank will be handling permit requests for everything but satellite dishes. Satellite dish permits will continue to be handled by Ted.
- Owners are reminded to get a permit from the Villas and then HOA2 for any exterior changes to their unit.
- Ted reviewed the list of permits completed for the past year.

The Board thanked Ted and expressed their appreciation for his seven (7) years of work as the sole member of this committee.

MANAGEMENT REPORT: Barbara Messner

Management report was included in the board package and read to the members by Barbara Messner, Association Manager.

OLD BUSINESS

SaddleBrooke Villas Association Nos. 35 & 35A
Villas Annual Meeting
March 29, 2023

- **Irrigation Projects Update:** Hal Dieterle reported that the committee is re-evaluating the approach towards irrigation line replacement. The committee is working with NW Landscaping on this and has recommended to the Board that a 1-year hiatus on irrigation replacement be put in place to allow time for the committee to analyze all factors and determine the most cost-effective approach for the HOA to follow.
- **Reserve Study Update:** Fran Weinberg provided an overview of the history and schedule of when past reserve studies were completed. Fran reported on the recommend funding from the most-recent study (2013). Fran also reported that a reserve study update will be done in the next few months. Fran is working on compiling the necessary information for the update. The number of categories included in the previous studies was limited. That will likely change with this study update.
-Fran let owners know that the reserve contribution is going to have to increase for 2018. The source of these fund will be determined at budget time.
- **2016 Taxes:** The Board reviewed the draft tax returns. **Motion:** A motion was made and seconded to approve the 2016 tax returns as submitted. The motion passed unanimously.
- **Managing Cost of HOA Statements:** Tabled to the next meeting.

NEW BUSINESS

- Items were tabled to the next meeting

Next Edition of the Villas Voice

- The Villas Voice deadline for submittal of articles is Wednesday, March 22, 2017.

Next Meeting

- Next Villas Meeting is scheduled for Wednesday, April 5, 2017 in the MVCC, Ballroom West.

ADJOURNMENT

Motion: Was made and seconded to adjourn to executive session for homeowner hearings and to review delinquencies at 4:37 p.m.