

SADDLEBROOKE 2 VILLAS 35/35A
BOARD OF DIRECTORS MEETING
APRIL 26, 2023

Meeting was called to order at 2:00 PM in the Catalina Room of the MountainView Complex.

Directors present: Allan Cunningham, Jerry Hollingsworth, Greg Morgan, John Ryan, Russ Soderberg. Absent: none. A quorum was present.

New homeowners were introduced.

Minutes of the March 29, 2023 meeting were distributed to homeowners present. Motion made, seconded, and passed unanimously to approve minutes. Minutes will be posted to Villas' website.

Treasurer Morgan reviewed the March 2023 financial statements. Statements were distributed to homeowners and are also on Villas' website.

COMMITTEE REPORT

Landscaping: Director Cunningham reported meetings with Northwest Landscaping (NW) have been held to discuss crushed rock refreshing, possible addition of third person to landscape crew for April and May in 2024, identification of plants for removals and use of desert variety plants for less water usage.

The NW working schedule is posted to the Villas' website weekly. The NW crew has been fixing minor irrigation leaks. NW is providing a special irrigation person to fix a larger leak the normal team cannot fix.

Shirley Nuss, co-chair of the Tree Subcommittee, indicated RO Landscaping has completed their annual survey of the Villas trees and presented its bid for tree trimming and removals. The Board will review the bid. Tentative starting time is May 8, with completion in two weeks.

Paint and Exterior: Director Ryan reported the 2023 painting schedule is complete, driveway concrete replacement is complete, and the last two scheduled roof replacements are under way. A homeowner asked if the future replacement schedule could be put on the website. Ryan will look into this possibility.

Concrete work this year exceeded the budget by about \$9,000 due to unusual number of issues. Little had been spent in previous three years.

Overpayments to painting and roofing contractors in 2022 have been recovered in this year's contracts.

OLD BUSINESS

Non reported.

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NEW BUSINESS

Director Ryan discussed rat issues related to roofing and the actions being taken during the reroofing project. This led to further discussions related to rats and treatments. The Association has been providing outdoor trapping and removal of rats in attics. The outdoor trapping of rats is at best a prevention exercise, but not by any means a process which will eliminate rats. Homeowners were reminded the Association is not responsible for any ancillary damage caused by the rats, including, but limited to structural damage, electrical damage or feces removal.

Northwest Exterminating is making survey of exterior traps.

Director Ryan also discussed two villa units where there has been significant infestations. These units were not scheduled for roof refurbishment this year. He recommended the Association move these units up to this years refurbishment so the infestation can be treated as part of the roof project.

Motion was made and seconded to approve spending \$44,000 to move villas Unit 35 Lots 17-18 and Unit 35A Lots 34-35 to this years roof refurbishment process and to review the rat preventative measures done on previous roofs done during refurbishment last year and this year. Motion was unanimously approved.

ADJOURNMENT

Motion was made, seconded and unanimously approved at 3:17 PM

HOMEOWNER QUESTIONS AND COMMENTS

The floor was opened to questions or comments from homeowners.

Discussion was had related to insect pest spraying. A homeowner believed the spraying was not being done. Insect spraying is done on an every other month schedule. This schedule was published in recent Villas Voice.

Approved October 30, 2023