

SADDLEBROOKE VILLAS ASSOCIATION Nos. 35/35A, INC.
JANUARY 25, 2023 BOARD MEETING MINUTES

Meeting was called to order at 2:00 PM, Catalina Room MountainView.

Board attendees: Allan Cunningham, Jerry Hollingsworth, Greg Morgan, John Ryan, Russ Soderberg. No absences. Also in attendance Jose Beccera Cadden Community Manager.

Quorum was present.

President Soderberg made opening comments.

- The NorthWest Landscaping long term crew chief, Nathan Rhodes has left NW. Replacement to be named.
- Agreements are in place to recover the excess payments made to Jimenez Roofing and Approved Painting in 2022.
- Renewing CD's at favorable rates.
- RFP's have been sent to four community management companies as part of contract review program.
- The homeowner requesting rooftop solar has been sent the homeowner responsibilities related to installation.
- Reminder the only persons to be on Villas roofs are Villa contractors or person authorized to be on the roofs.

Motion was made and seconded to approve the November 30, 2022 and the December 15, 2022 Board Meetings as submitted. Discussion opened to Board members and homeowners in attendance. Motion unanimously approved.

Read into the minutes as approved December 27, 2022 by unanimous consent the following: "Moved for approval, the attached document titled 'Jimenez Roofing Repayment' plan'. John Ryan or Greg Morgan or Russ Soderberg are authorized to sign the agreement for the Saddlebrooke Two Villas 35/35A".

Motion was made and seconded to approve the following Resolution: "The Board of Directors of SaddleBrooke Villas Association Nos. 35,35A, Incorporated, hereby approves the following: Any one of the following officers; President, Vice President, or Treasurer, is authorized to open and redeem Certificates of Deposit in the name of the Corporation. Redemption may be paid by check, deposit or wire transfer made payable in the name of the Corporation."

Discussion opened to Board members and homeowners in attendance. Motion unanimously approved.

Motion was made and seconded to approve the following Resolution: "The 2023 Dues Late Fee is \$23. As a general rule, Late Fees are not waived. As there may be extenuating circumstance in limited cases, the Late Fee may be waived by the approval of two Board Officers, at least one of which must be the President or Treasurer."

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Discussion opened to Board members and homeowners in attendance. Motion unanimously approved.

Motion was made and seconded to approve the Northwest Exterminating agreement for 2023.

Discussion opened to Board members and homeowners in attendance. Motion unanimously approved.

Motion was made and seconded to approve a three year agreement with Northwest Landscaping.

Discussion opened to Board members and homeowners in attendance. Motion unanimously approved.

COMMITTEE REPORTS

Nominating & Elections

There are three candidates for the two positions in the 2023 Board election. The balloting process will use the HOA2 electronic voting system. Election will happen in February and March. Election cutoff time is 11:59 PM, March 23,2023.

Landscaping

No spring plantings are planned for this year. Direction is to remove water dependent plants and to use limited numbers of desert compatible plants. Irrigation replacement will be reviewed based on frequency of repair and costs. No irrigation replacement between sidewalks and villas / party walls.

Annual tree review by RO Arborists will be done in April.

Paint & Exterior

The 2023 painting and roof underlayment projects are underway. Depending on weather conditions the target is to have both completed by late spring / early summer. The annual inspection of the villas has been completed. Violations have been cited.

Pest Control

Annual termite inspection in February.

Finance Committee

November & December financials have been reviewed.

Agreement between Jimenez Roofing (Jimenez) and Saddlebrooke Two Villas 35/35A. (Villas')

Jimenez acknowledges it was overpaid \$34,000 for roofing work done for the Villas' in 2022 and owes the Villas' \$34,000.

Villas' is willing to work with Jimenez on a repayment plan based on 2023 roofing projects Jimenez has bid on.

Jimenez will pay to the Villas' \$2,000.00 before the start of 2023 work.

The Villas' will discount \$ 2,000.00 per roofing job performed by Jimenez. Each roofing job is based on a signed agreement and will cover one building (2 villas) or a standalone unit.

The balance of the amount due, if any, will be deducted from the last building completed.

If either party should terminate the roofing project for 2023, or not perform as agreed, the balance due the Villas' will be immediately due and payable.

Jimenez waives its right to any lien for any work performed under this agreement until the \$34,000 is paid in full. It also waives its right to any lien for the amounts deducted from the invoices up to a total of \$34,000.

DATED _____

Jimenez Roofing

Saddlebrooke Two Villas 35/35A