

SaddleBrooke Villas Association No. 20, Inc.
BOARD OF DIRECTORS MEETING MINUTES
Thursday, September 15, 2016
Activity Center

1. **Call to Order** - President Melanie Neilson called the meeting to order at 10:00 a.m. and established there was a quorum with all five Board Members present.

Board Members Present (5) -- Melanie Neilson, George Nersesian, Nancy Horvat, Bea Tuxbury and Marvin Wycoff.

Residents in Attendance (8) -- Cathy & Bill Howard, Doris Bickel, Don Ebbeson, Ed Sand, Chris Costello, Ron Spaniol and Ron Tuxbury

Guest Present -- HOA One General Manager Vivian Timian

2. **Approval of Minutes** -- George moved and Marvin seconded approval of the **April 19, 2016** Special Board Meeting Minutes. Motion passed unanimously.
3. **HOA One General Manager Report:** Vivian Timian stated that all departments have had a good year so far. November 1 is the expected grand opening of the renovated RoadRunner Patio Grill.
4. **President's Report** – Melanie reported: (a) She is a candidate for the HOA One Board of Directors and is asking for our support and votes. (b) Sylvia Wilson is moving away from SaddleBrooke because of health reasons and her villa will be for sale by October 1. (c) Two new 5' low-level lights have been installed in the Villas southwest parking lot.
5. **Treasurer's Report** – Ron Tuxbury stated he had just received the August financials and that we are better than budgets. However expenses will be over budget at year's end due to needed roof repairs and painting expenses.
6. **Committee Reports** – Questions & Answers Regarding Committee Reports:
 - A. **Landscaping** – Marvin reported that that 17 trees were trimmed and weight lifted and that a line item for this work would be included in future budgets. He is still working on getting a new landscaping company for next year.
 - B. **Maintenance** – Ron reported that five roofs were repaired; concrete walkway was repaired due to tree roots pushing it up and causing a trip factor; screen damage was repaired on a villa caused by a golf ball; one Villa's monthly water bill doubled and is being investigated.
 - C. **Insurance Renewal** – (See actions approved without a meeting)
 - D. **Termites/Pests** – Liz Foreman e-mailed her report to all Villas owners.
 - E. **ALC/Rules** – Doris Bickel reminded owners that prior approval of an outer Security Door requires a PERMIT WAIVER AND CONSENT AGREEMENT (located on the Villas website) be completed and approved by the Villas ALC prior to installation.

F. **Social** – Unit 20 Happy Hours continue to be held at 4:30 PM on the Third Monday of each month in the Agave Lounge (no happy hour in December)

G. **Election** – Dal Foreman e-mailed the report to all Villas owners

H. **Website Liaison** – nothing new to report

7. **Action Items:**

A. Marvin moved and George seconded approval for mailing prior to October 1 the 2017 Villas Notice of Election as it was emailed to Board and Election Committee Members. Motion passed unanimously.

B. George moved and Marvin seconded approval of the 2017 Proposed Schedule of Board Meetings and two social events as corrected. Motion passed unanimously.

C. **Action was delayed** until October Board Meeting to approve a new Villas Landscaping Agreement.

8. **Actions Approved Without a Meeting**

A. Approved bid of \$3000 from TLC Environmental Services, LLC to thin out interior weight of 17 Mesquites and 1 Palo Verde trees including the clean-up and hauling away resulting debris. Motion passed unanimously.

B. Approved State Farm insurance reduction in valuation to \$8,500,000 with guaranteed full replacement value coverage at annual premium of \$10,793 effective September 13, 2016. Motion passed unanimously.

9. **Discussion Item: Responsibility for light fixtures in front entries and on front of Villas garages?** Board affirmed that the hanging light fixture in each Villas entry way is inside the footprint and is therefore the responsibility of the owner to maintain and replace. Board agreed that the fixture did not have to be replaced in-kind with the same brass fixture nor did the replacement have to match the current brass fixtures on the front of the garages. Board directed Melanie to write a motion to be approved at the October Board Meeting affirming that a PERMIT WAIVER AND CONSENT AGREEMENT must be approved by the Villas ALC Chair **prior to installation** of a new hanging light fixture in the entry way and list guidelines regarding acceptable replacement fixtures. **Since the current brass fixtures on the front of garages are relative new and not in need of repair they were NOT discussed.**

10. **Conference Items: Audiences Questions and Answers**

A. Old Business – none

B. New Business – none

1. **Adjournment** – George moved and Marvin seconded meeting adjournment. Motion passed. Meeting was adjourned at 11:45 a.m.