

SaddleBrooke Villas Association No. 20, Inc.
BOARD OF DIRECTORS MEETING
10:00 a.m. Thursday, August 17, 2017
ACTIVITY CENTER
APPROVED MINUTES

1. **Called to Order** – Established **Quorum of Board Members**: Melanie Neilson, Nancy Horvat, Don Ebbeson, George Nersesian and Marvin Wycoff.
Owners Present: Dal and Liz Foreman, Cathy and Bill Howard, Ruth Birkhead, Ross Stephen, Joan Ebbeson, Janet Schmidt and Ron Tuxbury. **Guest Present**: Vivian Timian.
2. **Approved April 20, 2017 Board Meeting Minutes**. Don moved to approve George seconded the motion. Motion passed.
3. HOA One General Manager Vivian Timian presented a brief overview
4. **Discussion Items**:
 - A. Ron Tuxbury reviewed and compared two Villas insurance bids from CAU and State Farm along with added possible options for the CAU policy. Discussion followed.
 - B. Possible lump sum prepayment of Villas Roof Replacement Assessment. Present Villas CC&Rs do not permit this option. To change any language in the CC&Rs requires a 51% majority of all homeowners. Any action will be delayed until future meetings.
 - C. Reviewed 2018 Notice of Election that is to be mailed by October 1.
 - D. Budget requests are to be sent to Committee Chairs and Finance Committee so 2018 Budget can be approved at the November 16 Board Meeting.
 - E. Additional discussion items: **(1)** Marvin reported that Complete Landscaping is doing a good job since they were hired in June. Because of the extensive “catch-up” work that is needed each Villas quadrant is taking longer than desired. Consequently the Board unanimously approved Action without a Meeting to hire extra time from Complete Landscaping at a cost of \$2,486.44 to hurry up the process to assure all lots are receiving services. **(2)** Delayed until our October 19 Board Meeting is further discussion of whether or not the Villas Association will have an annual CPA conducted audit, review or compilation of our financial reports.
5. **Action Items**
 - A. George moved and Marvin seconded approval of the 2018 CAU Villas Association insurance policy with desired options at a cost of not more than \$9,500. Motion passed unanimously.
 - B. George moved and Don seconded approval of the Villas 2018 *Notice of Election* to be mailed by October 1. Motion passed unanimously.
 - C. **Delayed for possible future discussion**. Approve for Board representatives to meet with attorney to confirm interpretation of Villas CC&Rs regarding whether or not it is legal to allow up front lump sum prepayment of special roof replacement assessment. And if such is legal estimate the attorney's fees to develop a contract protecting the Association and specifying all the binding requirements and limitations of those making such a prepayment.
6. **Adjourned at 11:15 a.m.** George moved and Marvin seconded motion to adjourn, motion passed.

Next Board Meetings are **October 19** (budget review) and **November 16** (Meet the Candidates and Approve 2018 Budget including monthly maintenance fee and special roof replacement assessment)