

SaddleBrooke Villas Association No. 20, Inc.

MINUTES

BOARD OF DIRECTORS MEETING

October 17, 2019

1. Call to Order 10:00 A.M.

2. Establish Quorum - Directors Present:

President, Ron Tuxbury; Vice President, Dennis Hill via phone; Secretary, Liz Foreman; Chris Costello and George Nersesian

3. Owners Present:

Joe & Esther Rodriguez, Ed Sand, Dal Foreman, Bill & Cathy Howard, Marvin Wycoff, Jan Deschamp, Henry Zwicky, Carol & Vladimir Langer and Nancy Hoffman

4. Minutes of the September 19, 2019 Board Meeting were approved by motion made by George Nersesian, seconded by Chris Costello and passed unanimously.

5. Vivian Timian, HOA #1 General Manager: The HOA #1 Board will be voting on a \$50 annual increase in dues for 2020. The pool renovation opening is delayed for 11 days due to permitting problems regarding 60 watt or 40-watt light bulbs. The wrong font on the new Villas sign is being investigated. The new Acacia gate will be closed from 10 PM to 5 AM, however, owners may **exit only** during this time. Voting on the CC&R change regarding rentals will be done electronically probably in January or February. Affirmative vote of 51% of lots is needed for change. We are gathering emails for all 2061 homes for this vote. If owners have no email a paper ballot will be sent. There are 5 candidates for the HOA #1 Board, 3 Board positions are available.

6. Officers Reports

a. **President** Ron Tuxbury reviewed our Villas insurance coverage. We have added umbrella coverage. The Villas coverage has a \$5,000 deductible. A representative will attend the Annual Meeting in February to answer owners' questions regarding personal villa insurance coverage.

b. **Treasurer' Report:** Ron gave the financial report as we have no Treasurer at this time. The Finance Committee met earlier this week to finalize the 2020 Budget and Reserves. Your Association is in solid financial shape. We have many pre-payments and very minimal accounts receivables. An owner reported problems with ADAM/Mutual of Omaha Bank returning their payment checks with no reason given and charging a \$75 late fee. Ron will investigate.

7. Committee Reports

a. ALC - George Nersesian, Co-Chair reported one permit filed for a satellite dish.

b. Documents/Rules - **Chair needed.**

c. Landscape - **Chair needed** - Bill Howard reported the pink oleanders have a fungus.

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- d. Maintenance – no issues.
- e. Neighborhood Watch - Cathy Howard - discussed snakes - Jim Cloer will continue to capture snakes and yes, we do have rattlesnakes in the Villas so please keep garage doors closed. This also keeps out other unwanted critters.
- f. Social - Cathy Howard reminded everyone Happy Hour is Thursday, October 24th starting at 4 PM. January 18, 2020 is the Winter Celebration Dinner and March 14th is our pot luck.
- g. Termite/Pests - emailed
- h. Unit Rep - Jan Deschamp sent the minutes of the meeting to all owners. Sue Schliepsiek is her alternate.
- i. Webmaster - Ron reported Pierre Fabinski is working with HOA #1's new Webmaster. The Villas website is updated through August 2019 including new forms and minutes.

8. Discussion Items

- a. Ron gave a very extensive and detailed report of the Finance Committee Meeting and 2020 Budget/Reserves process. Reserves are the key issue. Villa monthly operating expenses came in at \$152/month per villa. The Finance Committee is recommending a \$10/month per villa to begin funding the Roof Reserve. All other reserves add another \$32/month per villa. The Finance Committee is recommending \$190/month per villa for 2020, an increase of \$10/month per villa over 2019 villa fees. The Villas Long Range Financial Plan will be discussed at the February Annual Members (Owners) Meeting. Financial Plans are typically being done only for the next 10 years.
- b. We are still looking for a new Treasurer.
- c. Jennifer was not at the meeting due to illness so we do not know the status of 2020 Board candidates.
- d. We deferred the ADAM, LLC Management Contract until November as changes need to be made prior to review.
- e. Chris Costello mentioned that the owner for the concrete repair at 64480 E. Wind Ridge wants it to slant differently and this repair will be discussed at the November Meeting.
- f. Villa painting will be discussed at the November Meeting. It will include painting security screen doors, gutters, mailboxes and posts. We are awaiting the HOA #1 Board decision on paint pallets.
- g. Revision of the Election Procedure will be discussed at the November Meeting.
- h. The \$15,275 quote for removing most of the trees in the Villas was for budget purposes only. Bill Howard volunteered to contact all owners with trees to see what they would like. If owners decide to keep any trees on their lot, they will need to sign a Waiver of Liability stating they will be responsible for any root damage, etc. Ron will check with our Attorney to see if our new "Waiver" will cover this or will we need to develop a "special" tree waiver.

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- i. HOA #1 CC&R document change regarding rentals and the impact on the Villas was discussed.

9. Action Items

- a. George Nersesian moved, seconded by Chris Costello, that the Villas 2020 budget be approved and the Villas 2020 fees be set at \$190/month per villa; this includes routine expenses and all reserve accruals; and that the Long-Range Plan be discussed at the Annual Members(Owners) Meeting in February. Motion carried unanimously.
- b. The 2020 ADAM, LLC Management Contract was tabled until the November Meeting.
- c. The "Notice of Election" document is not needed at this time.
- d. There were no new Committee Chairs or Members to be approved.

10. Questions/Comments from Audience

Chris Costello reported they had a water leak under their slab. Water pipes had to be rerouted through walls, up through the attic and down. Always check your water bill for usage/increase in cost. George reported that small leaks in toilets can also increase water usage/cost.

Chris also reported many roofing nails are still being found and owners are having flat tires. He suggested we hire Primavera employees to go over all our lots with a magnet to pick up any remaining nails. Ron will check with Marco who manages the Primavera people and obtain a quote for using their people for this task.

- 11. Adjournment:** The meeting was adjourned at 11:45 A.M., by motion made by George Nersesian, seconded by Chris Costello and carried unanimously.

Respectfully submitted,

Liz Foreman, Secretary

Approved by the Board of Directors November 21, 2019