

SaddleBrooke Villas Association No. 20, Inc.

ANNUAL MEETING OF THE ASSOCIATION MEMBERS (OWNERS)

9:00 A.M., Monday, February 17, 2020

MINUTES

The Annual Meeting of Association Members (Owners) was called to order at 9:00 AM with President Ron Tuxbury presiding.

1. Call to Order & Attendance - Ron Tuxbury called the meeting to order with a quorum of 19 lots present (23 owners).

Directors present - Ron Tuxbury (President), Liz Foreman (Secretary), George Nersesian and Sally Wickramaratne Mejia, Treasurer (Ex-Officio member).

Directors absent - None.

CAM, Jennifer Pemberton.

Owners present - Doris Bickel, Ted Deschamp, Pierre & Noreen Fabinski, Dallas Foreman, Mike Hatmaker, Bill Howard, Barbara Lutter, Richard & Brenda Robertson, Joseph & Esther Rodriguez, Sue Spaniol, Barbara Sullivan, Peggy Wickramaratne, Frank & Connie Witkowski, Marvin Wycoff and Henry Zwicky.

Guests - Dana Bujold, Robert Chandley & Vivian Timian.

2. Introduce new residents - Barbara Lutter, Joe & Esther Rodriguez and Sally Wickramaratne Mejia.
3. Approved February 19, 2018 and February 18, 2019 Minutes as attached to 2020 notice.
4. HOA #1 General Manager, Vivian Timian, reported on the HOA #1 change to the CC&Rs regarding rental terms of a minimum of two weeks, the hearing for parking lot requirements and other HOA #1 items. Vivian also thanked the Villas for our donation to the "Employees' Christmas Party".
5. Robert Chandley, Community Association Underwriters, clarified what the Association's insurance covers vs. what the villa owners must cover. The Villas insurance covers structure and inside improvements. Owners must cover personal items. It covers Directors, Officers, Volunteers and our Management Company. The Association added a \$5 million additional liability umbrella policy. The general liability coverage was reduced from \$3 million to \$1 million which resulted in a substantial cost savings. It does not cover flood insurance nor wear and tear. There is a \$5,000 deductible per occurrence. An explanation sheet will be emailed to all owners.
6. Reports of Officers
 - a. President, Ron Tuxbury, reported on the Painting Committee's meetings and paint color selections. He also reported that as we had no volunteers to run for the Board, we have had to drop from 5 to 3 Board Members.
 - b. Treasurer, Sally Wickramaratne Mejia reported that 2019 year-end and January 2020 financials were not available. Jennifer Pemberton, CAM, gave a short summary of our current financial status.

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7. Committee Reports

- a. ALC - George Nersesian reported that five permits have been processed for patio expansions. Three have been completed.
- b. Documents/Rules - **Chair Needed**
- c. Landscaping - **Chair Needed** - Bill Howard discussed the removal of certain trees on Villas lots which will be discussed further at the following Board meeting.
- d. Maintenance - Ron Tuxbury
- e. Neighborhood Watch - Cathy Howard
- f. Social - Cathy Howard reported that no Villas social activities have been planned.
- g. Termites/Pests - Liz Foreman - Report emailed
- h. Unit Rep - Jan Deschamp - Report emailed
- i. Website - Pierre Fabinski

8. Election Report - There is no report as we had no election. We had to drop to three Directors.

9. General Business - Discussion Only

- a. Villas Long Range Financial Plan is being worked on
- b. Painting was reported by Ron in the President's Report
- c. Changing how Villas fees are billed, either monthly, quarterly, semi-annually or annually as of January 1, 2021 was discussed. The consensus of the CAM's survey was most owners preferred quarterly. Also, there is discussion of eliminating the law requiring statements. Owners will be notified of any change in time to adjust their budgets.
- d. Owners responsible for trees on Lots 1-40. Bill Howard will contact all owners with mesquite or oleander trees. If they wish to keep them, they need to sign a Villa "Waiver and Assumption of Liability" to accept liability for said trees. Otherwise the Villas Association will remove them at Villa expense.
- e. Failing water lines under slabs were discussed. Two owners have had lines leak and expensive repairs. Pierre & Noreen Fabinski discussed washing machine hoses, replacing the rubber hoses with metal and turning off the water to the machine when not in use.
- f. Review Committees' Responsibilities and need for volunteers. Sally volunteered to recruit new volunteers.
- g. Request owners voluntarily leave their outside lights on from dusk till 10-12 P.M. or dawn
- h. Urge owners to have their villas, lots, mailboxes & tubes checked weekly when not in residence. (This service is available for hire.) Don't block tubes as it alerts that you are not in residence.

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- i. Waste Management fees with HOA #1 negotiated discount should be about \$56 per quarter. They do give a "senior discount" which you need to request.
 - j. HOA #1 CC&R changes for rentals were discussed by Vivian.
10. Questions/Comments from Audience
- a. Liz Foreman passed on Jim Cloer's thank you for the Association's donation to his "Catalina Nature Program". Jim provides regular inspections for pests around the Villas, information, removal of pests and other valuable pest services to Villa residents all year long.
 - b. It was recommended that owners clean dryer vents. Pride Mechanical, (520) 297-3520, in Catalina will do it for \$75. Sally said Twin Lakes also in Catalina will do it discounting for two or more done at the same time.
11. Adjournment at 10:30 AM

The Villas Board Meeting will follow after a short break