

SaddleBrooke Villas Association No. 20, Inc.
ANNUAL MEETING OF THE ASSOCIATION MEMBERS (OWNERS)
Saddlebrooke One Clubhouse/Zoom
9:00 A.M., Monday, February 20, 2023
MINUTES

The Annual Meeting of Association Members (Owners) was called to order at 9:03 AM with President Ron Tuxbury presiding.

1. Call to Order - Ron Tuxbury called the meeting to order. He introduced three new homeowners.

Directors present - Ron Tuxbury and Richard Robertson

Directors absent – Sally Wickramaratne-Mejia

Management - Christine Nason – Mission Management

Homeowners Present – 10

Guests –Vivian Timian (HOA #1 General Manager)

2. Minutes of the Feb. 21, 2022 Annual Meeting were approved by the Board on April 21, 2022 and were posted on the website.

3. HOA #1 General Manager - Vivian Timian – Ms. Timian reported that HOA One had a great year last year. They came in well ahead of budget. The golf club had a good year for food and beverage. Operations came in slightly under budget. There are a lot of ongoing projects going on.

- One is the expansion of the Roadrunner Grill. The Roadrunner Grill will need to shut down on Sunday, April 16, 2023, and things will be moved upstairs.
- Front landscaping of the clubhouse will start the second week of March. They are also looking at landscaping at the hillside entrance to Wind Ridge Circle in 2024. The Association will share plans before the install.
- On the south side of the Association, by Acacia Hills, there are two acres of land. Senior Village purchased a half-acre of this to build a commercial meeting location. They will need to rezone this area from residential to commercial. The Bocce ball courts will be moved to this area, as well. A survey will be sent to all homeowners for feedback on what else could be put in this area. The old Bocce ball courts will be made into parking spots.
- The arts and crafts room will be getting an additional space for aerobics and some other upgrades in 2025.
- Drainage plans will be provided to the Board at the end of this month for the Catalina course.
- A study is in progress for lighted stop signs. They are also looking into other traffic calming options. Speed studies have shown the issue is more with the volume of traffic rather than speeding.
- Automatic shades will be installed in the Agave Room on March 22nd. Tennis center HVAC system was installed last week.
- A janitorial cart was ordered, and a common area maintenance chipper was purchased.
- Lap pool heaters will be changed out. A petition was sent for a cover over the lap pool, and this is being reviewed by the committee.
- Catalina Recreation center will have roof tiles replaced.
- A backup generator was also purchased for the Annex Building.
- Crack sealing will be done by Bate's Paving around May 2023.
- Flooring will be installed in the clubhouse in June which will require the clubhouse to shut down for one week.

5. Reports of Officers

- a. **President, Ron Tuxbury**, reported that the Villas had a good year and came in under budget by about \$6,000. The Association moved \$15,000 from the operating account to the reserve account. The Board is looking into CDs for the reserve account now that interest rates are getting better (between 4.5% and 5%). He noted that the Association had a 10% increase for major projects a few years in the future. He also reminded homeowners that volunteers are need for committees. He noted that management has taken over some of the committees and if this continues, the management fee could increase.

6. Committee Reports

- a. **ALC – Ted Deschamp** – No new additions to report. Mr. Tuxbury reminded homeowners to check their drainage prior to modifying back patios.
- b. **Documents/Rules – Dick Robertson** – No updates at this time.
- c. **Landscaping – Management** – Ms. Nason noted two drainage areas were repaired the first week of February. She reminded homeowners to let her know of any landscape or irrigation issues.
- d. **Maintenance - Ron Tuxbury** – Mr. Tuxbury noted that there were a couple of roof issues, and both were addressed.
- e. **Neighborhood Watch – Cathy Howard** – Nothing to report.
- f. **Social – Cathy Howard** – A potluck is scheduled on March 12 at the Activity Center.
- g. **Termites/Pests – Management** – There were a couple calls about rodents in the attics. Ms. Nason reminded homeowners that any issues inside the home is homeowner responsibility.
- h. **Unit Rep – Jan Deschamp** – This is emailed each month to all homeowners.
- i. **Website – Ron Tuxbury** – The website has been updated and contains all meeting minutes.

7. Election Report: Ten ballots are needed for quorum. Twenty-one ballots were received. Richard Robertson and Sally Wickramaratne-Mejia were re-elected to the Board.

8. General Business Discussion

- a. **Villas Long Range Financial Plan** – Mr. Tuxbury noted the Association has been continuing to follow the same plan for many years and update it each time a project is completed. The Association tries to keep the reserve fully funded, at all times.

9. Questions/Comments from Audience:

- A homeowner inquired about painting the pedestals. Mr. Tuxbury noted that HOA One agreed to do this.
- A homeowner asked about areas where gravel was not replaced by Comcast. Mr. Tuxbury noted that these issues should be reported to HOA One.
- A homeowner asked if Northwest Exterminating still provides once per year spray to homeowners for \$5. Mr. Tuxbury noted that they do and that this cost may increase soon.
- A homeowner noted that Mission Management is doing an excellent job. They are very responsive.

10. Adjournment

A motion was made and seconded to adjourn the Annual Meeting at 9:51 AM. The motion passed unanimously.