

SADDLEBROOKE VILLAS ASSOCIATION NO. 20 INC.

BOARD OF DIRECTORS MEETING

Thursday, April 21, 2022

SaddleBrooke One Activity Center

MINUTES

BOARD MEMBERS PRESENT:

Ron Tuxbury – President; Ted Deschamp – Vice President; Marilyn Webb – Secretary

Absent: Sally Wickramaratne-Mejia and Dick Robertson

MANAGEMENT PRESENT:

Christine Nason

NUMBER OF HOMEOWNERS PRESENT: 5

CALL TO ORDER

Mr. Tuxbury called the Board Meeting to order at 10:01 AM.

REVIEW AND APPROVAL OF MINUTES:

a. Open ANNUAL Meeting – February 21, 2022

Mr. Tuxbury noted a grammatical error.

A motion was made by Mr. Deschamp to approve the February 21, 2022, Board Meeting minutes, as corrected. The motion was seconded by Ms. Webb and passed unanimously.

SADDLEBROOKE ONE – VIVIAN TIMIAN

There have been some delays in the Comcast cable project in HOA Two due to the reduction in the number of cable laying crews. This will delay the start of the project in SaddleBrooke One until July at the earliest. She also noted that this project will give homeowners the option to use Comcast, but Orbital, Century Link, Direct TV, and Dish may still be used. She also stated that due to lack of product we will not have fireworks on July 4th, but we will have a party to celebrate the day that will include live music.

INSURANCE BROKER: SCOTT MCLAUGHLIN

Mr. McLaughlin from LeBaron and Carroll clarified what the Association's insurance covers vs. what the homeowner must cover. He reported that the Association's "All In" policy covers all the buildings, improvements, betterment, or upgrades. The Association also has guaranteed replacement cost. He noted that the Association's deductible is \$5,000 and that any claim under this amount must be covered by the homeowners HO6 policy. He also noted that homeowners should check their policies for sewer back up coverage. Homeowners should have the Declarations and Master Policy when selecting a homeowner's policy. He invited homeowners to contact him for assistance when selection a homeowner's policy at scott@lebaroncarroll.com or (215) 208-0503. He noted that the top three losses are water damages from washing machine hoses (he recommended buying metal braided hoses and not doing laundry when no one is home), water heater (he recommended draining annually and replacing after 10-12 years), and toilet supply lines (he recommended hand tightening, metal connectors, and checking to ensure they are in good condition). He noted that water damage coverage only applies to sudden bursts of water (not small or slow leaks and long-term damage).

mold which are uncovered maintenance items). He also recommended that when out of town for one week or more, have someone check your home.

PRESIDENTS REPORT – RON TUXBURY

Mr. Tuxbury reported that a CD in the amount of \$61,000 matured on April 11th. He noted that the funds were moved to the Money Market account until rates increase.

TREASURERS REPORT – Sally Wickramaratne-Mejia

Mr. Tuxbury noted that Ms. Wickramaratne-Mejia could not be present. He handed out her Treasurer's Report. He noted that the Association is still on track and monthly reserve contributions are being made.

MANAGEMENT REPORT – CHRISTINE NASON

- o Aged owner balance reports will be included in future board packets.
- o There are currently 2 delinquent accounts totaling \$820.
- o Sentricon renewal bid came in which is considerable higher than last year. Recommendation would be to go out to bid before the next renewal. Homeowners expressed concerns about the cannisters. Ms. Nason confirmed that she will take this into consideration when getting bids.
- o The change over from Alliance to Axos will be fully completed at the end of April. Homeowners were notified multiple times in regard to the change-over and most everyone has transferred smoothly.
- o We plan to begin the Budget process earlier this year in order to ease the transitions from this year to next. I plan to have the Budget projection ready to be presented to the Board in September.
- o Rejuvenation of the plants are underway. If you see them cut back it is to help them grow more consistent and fuller.

COMMITTEE REPORTS

- a. **ALC – Ted Deschamp** – One submittal in progress for a patio.
- b. **DOCUMENT/RULES – Dick Robertson** – Nothing to report.
- c. **LANDSCAPE – Management(need chair)** – Nothing to report.
- d. **MAINTENANCE – Ron Tuxbury** – A paint touch-up will be scheduled in June.
- e. **NEIGHBORHOOD WATCH – Cathy Howard** – Speeding has been an issue. Delivery trucks have also been speeding in the community. Mr. Tuxbury will call the delivery companies about this.
- f. **SOCIAL – Cathy Howard** – The potluck went very well. Happy hours take place on the fourth Thursday at 7pm.
- g. **TERMITE/PESTS – Management** – Nothing to report.
- h. **UNIT REP – Jan Deschamp** – A report was emailed to the Board. This will also be posted on the website.
- i. **WEBMASTER – Pierre Fabinski** – The website is updated and current.

NEW BUSINESS

- A. **TERMITE CONTRACT FOR 2022-2023**– The Board reviewed the proposal from Sentricon.

A motion was made by Mr. Deschamp to approve the contract with Sentricon for \$7,337 for the annual termite contract. The motion was seconded by Ms. Webb and passed unanimously.

B. DISCUSSION ON RECOMMENDATIONS ON HOW TO MAKE THE PROPERTY LOOK BETTER

– Tabled for the fall until the Comcast project is completed.

NEXT MEETING – THURSDAY, JUNE 16TH

CORRESPONDENCE/OPEN DISCUSSION FOR THE GOOD OF THE COMMUNITY

- A homeowner asked about roof inspections. Mr. Tuxbury noted that he is still waiting on a date from Master Roofing.

Mission Management will contact Master Roofing regarding the inspections.

- **ADJOURNMENT**

With no further business to discuss, a motion was made by Mr. Deschamp to adjourn the meeting at 11:15 p.m. The motion was seconded by Ms. Webb and passed unanimously.

SUMMARY

MOTIONS:

A motion was made by Mr. Deschamp to approve the February 21, 2022, Board Meeting minutes, as corrected. The motion was seconded by Ms. Webb and passed unanimously.

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ACTIONS:

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