

SADDLEBROOKE VILLAS ASSOCIATION NO. 20 INC.

BOARD OF DIRECTORS MEETING

Thursday, January 19, 2023

10:00 AM

SaddleBrooke One Activity Center

MINUTES

BOARD MEMBERS PRESENT:

Ron Tuxbury – President (Zoom); Marilyn Webb – Secretary; Richard Robertson - Director

MANAGEMENT PRESENT:

Christine Nason

CALL TO ORDER

Mr. Tuxbury called the Board Meeting to order at 10:00 AM.

MEET THE CANDIDATES SESSION AT 10:00AM

Mr. Tuxbury noted that there are two vacant positions and two candidates have turned in applications. Candidate Dick Robertson introduced himself. He has been a homeowner here since 1997 and this would be his second term on the Board of Directors. Candidate Sally Wickramaratne-Mejia was unable to attend this meeting.

REVIEW AND APPROVAL OF MINUTES:

a. Open Board Meeting – November 17, 2022

Minutes were approved electronically and were sent to all homeowners.

PRESIDENTS REPORT – RON TUXBURY

Mr. Tuxbury reminded homeowners that the drainage issue between two Villas will be starting soon. The homeowner has already put up the gutters in preparation of the work to be started by Santa Rita Landscaping. The Board of Directors was dropped down to three members this year. He encouraged everyone to attend the Annual Meeting. He noted that Vivian will be there to provide an update on HOA One.

TREASURERS REPORT – Sally Wickramaratne-Mejia

Mr. Tuxbury noted that the financials appear that the Association was over budget, but this is not correct. The reason it appears this way is because of a transfer of \$15,000 to the reserve account since there was more funds in the operating account than the Association typically keeps in that account.

MANAGEMENT REPORT – CHRISTINE NASON

- Financial Statements for the month of November and December 2022 were sent to the Treasurer and Board President and a condensed package has been attached for review.
- There is one open delinquent account totaling \$415
- The \$15,000 move from Operations to Reserves was reflected in the December financials.

- Landscape drainage project is approved and pending homeowner adding gutters to their home.
- Service line coverage – per the HOA Insurance agent he recommends reviewing your “Fine Print” of any service line warranty as most HOA’s exclude this. He further recommends reviewing the scope of coverage and exclusions listed within any warranty you have on your home.
- Rodents – we had a couple homeowners call about rodents in the ceilings. These homeowners were referred to Northwest Exterminating for possible assistance. Please note that any coverage inside the home is the homeowner’s responsibility.
- Assessment increase letter was mailed to all homeowners with the January Statements. Note that if you use a fixed amount on your bill pay or on eUnify you would need to update the dollar amount to the new rate of \$210 per month from the \$200.

COMMITTEE REPORTS

- ALC – Ted Deschamp** – Nothing to report.
- DOCUMENT/RULES – Dick Robertson** – Nothing to report.
- LANDSCAPE – Ron Tuxbury (need chair)** – Drainage project will start soon.
- MAINTENANCE – Ron Tuxbury** – Nothing to report.
- NEIGHBORHOOD WATCH – Cathy Howard** – Nothing to report.
- SOCIAL – Cathy Howard** – The Winter Party is scheduled for this weekend. The potluck is scheduled for March.
- TERMITE/PESTS – Management** – There have been a few rodent issues in the community that have been resolved.
- UNIT REP – Jan Deschamp** – A report was sent via email.
- WEBMASTER – Pierre Fabinski** – The website is updated and current.

OLD BUSINESS

- BEAUTIFICATION PROJECT** – Tabled for the Comcast project completion. The Board discussed issues with this project noted that there is a form on the website to report any issues.

NEXT MEETING –

SV20 Annual Membership Meeting

Monday, February 20th at 9:00 AM in the Coyote North Room

CORRESPONDENCE/OPEN DISCUSSION FOR THE GOOD OF THE COMMUNITY

- A homeowner noted that he was informed by his insurance agent that he cannot get service line coverage because the units are considered condominiums.

ADJOURNMENT

With no further business to discuss, a motion was made by Ms. Robertson to adjourn the meeting at 10:20 AM. The motion was seconded by Ms. Webb and passed unanimously.