

SADDLEBROOKE VILLAS ASSOCIATION NO. 20 INC.

BOARD OF DIRECTORS MEETING

Monday, February 20, 2023

Immediately Following the Annual Meeting

Coyote North Room/Zoom

MINUTES

BOARD MEMBERS PRESENT: **Ron Tuxbury - President**
 Richard Robertson - Director

MANAGEMENT PRESENT: **Christine Nason**

- **CALL TO ORDER**
Mr. Tuxbury called the Board Meeting to order at 9:56 AM.
- **REVIEW AND APPROVAL OF MINUTES:**
 - a. **Open Board Meeting – January 19, 2023**
Minutes were approved electronically and were sent to all homeowners.
- **PRESIDENTS REPORT – RON TUXBURY**
Presented at the Annual Meeting
- **TREASURERS REPORT – Sally Wickramaratne-Mejia**
Mr. Tuxbury reported that there is over \$200,000 in the combined accounts. He noted that the Association's goal is to have about \$700,000 in the next twenty years. The irrigation project will be paid out of reserves in the future. The Association will continue to build the reserve account and hopefully gain more interest with CDs.
- **MANAGEMENT REPORT – CHRISTINE NASON.**
 - o There currently two open delinquent accounts totaling \$910
 - o Landscape drainage project was completed in early February.
 - o Request to remove Oleanders was completed with the drainage project.
 - o Roof Leak was reported and repaired this past week.
 - o She reminded homeowners to be sure and update their payment to \$200 if they are on bill-pay.
- **COMMITTEE REPORTS**
 - a. **ALC – Ted Deschamp** – Nothing to report.
 - b. **DOCUMENT/RULES – Dick Robertson** – Nothing to report.
 - c. **LANDSCAPE – Ron Tuxbury (need chair)** – Presented at the Annual Meeting.
 - d. **MAINTENANCE – Ron Tuxbury** – Nothing to report.
 - e. **NEIGHBORHOOD WATCH – Cathy Howard** – Nothing to report.
 - f. **SOCIAL – Cathy Howard** – Presented at the Annual Meeting.
 - g. **TERMITE/PESTS – Management** – Presented at the Annual Meeting
 - h. **UNIT REP – Jan Deschamp** – A report was sent via email.

- i. **WEBMASTER – Pierre Fabinski** – The website is updated and current.
- **OLD BUSINESS**
 - A. **BEAUTIFICATION PROJECT** – Tabled for the Comcast project completion.
- **NEW BUSINESS**
 - A. **THANK YOU RESOLUTION** – Mr. Tuxbury reviewed a resolution thanking the Board and Committee members for their years of service to the community. He also thanked the HOA One General Manager and Mission Management manager for their service.
A motion was made by Mr. Robertson to approve the Thank You Resolution, as presented. The motion was seconded by Mr. Tuxbury and passed unanimously.

NEXT MEETING – TBD

- **CORRESPONDENCE/OPEN DISCUSSION FOR THE GOOD OF THE COMMUNITY**
 - A homeowner asked if the Board will update homeowners when the landscape plan is received from HOA One. Mr. Tuxbury also noted that the Board will review the Villas landscape contract sometime this year. Mr. Robertson invited homeowners to help with landscape by volunteering for the committee.
 - A homeowner asked about adding vegetation at the entrance. Mr. Tuxbury noted that this is included in the beautification project which is tabled until the Comcast project is completed.
 - A homeowner asked when the irrigation will be replaced. Mr. Tuxbury said the plan is 2028/2029 unless the number of leaks increase dramatically.
 - A homeowner suggested a notice to new residents on what they can and cannot ask residents to do. Ms. Nason noted that this information is provided to new residents along with the governing documents. Mr. Tuxbury noted that the Unit Rep also provides information.

ADJOURNMENT

With no further business to discuss, a motion was made by Mr. Robertson to adjourn the meeting at 10:16 AM. The motion was seconded by Ms. Webb and passed unanimously.