

SADDLEBROOKE VILLAS ASSOCIATION NO. 20 INC.

BOARD OF DIRECTORS MEETING

Thursday, June 15, 2023

10:00 AM

SaddleBrooke One Activity Center

MINUTES

BOARD MEMBERS PRESENT: Ron Tuxbury – President
Richard Robertson – Secretary (Zoom)
BOARDS MEMBERS EXCUSED: Sally Wickramaratne Mejia – Treasurer
MANAGEMENT PRESENT: Christine Nason

- **CALL TO ORDER**
Mr. Tuxbury called the Board Meeting to order at 10:00 AM.
- **AGENDA ADDITIONS**
Landscape estimate from Property and Roads Committee
- **REVIEW AND APPROVAL OF MINUTES:**
 - a. Annual Meeting February 20, 2023
 - b. Board Meeting February 20, 2023
A motion was made by Mr. Robertson to approve the February 20, 2023 Annual and Board Meeting, as presented. The motion was seconded by Mr. Tuxbury and passed unanimously.
- **PRESIDENTS REPORT – RON TUXBURY**
Mr. Tuxbury reminded everyone that there are two beautification projects in progress. One internal beautification project is being handled by Marilyn Webb who was unable to attend this meeting but will be present at the next meeting to provide an update. The other beautification project is the landscaping by HOA One. Estimates were received and will be discussed later in the agenda.
- **TREASURERS REPORT – Sally Wickramaratne-Mejia**
Mr. Tuxbury noted that the financials are looking good and in line with the budget. He noted that the Board will be looking at landscape proposals later on the agenda. However, if the Association stays with the current company or selects a new company, landscaping will be over budget expectations for 2023. The termite renewal came in and is within budget expectations. The reserve account is building up. The Board will be discussing purchasing CDs later in the agenda since there are no major capital expenses scheduled in the near future. CD rates are currently at about 4.5%.
- **MANAGEMENT REPORT – CHRISTINE NASON**
 - o Financial Statements for the month of May 2023 were sent to the Treasurer and Board President and a condensed package has been attached for review.

- o There are currently two open delinquent accounts totaling \$72.
- o Two reports of bee and/or wasp nests were reported. Two beehives were removed by Pest Control, a third beehive moved off on its own.
- o Roof damage was reported at 64504 – Roofer was contacted for quick repairs due to Golf ball damage.

- **COMMITTEE REPORTS**

- a. **ALC – Ron Tuxbury** – Mr. Tuxbury agreed to chair the ALC Committee, for the time being.
- b. **DOCUMENT/RULES – Dick Robertson** – Nothing to report.
- c. **LANDSCAPE – Ron Tuxbury** – To be discussed during New Business.
- d. **MAINTENANCE – Ron Tuxbury** – Two beehives were removed, and one roof was repaired from golf ball damage.
- e. **NEIGHBORHOOD WATCH – Cathy Howard** – Nothing to report.
- f. **SOCIAL – Cathy Howard** – The Villas “Happy Hour” is scheduled next Thursday, at 4pm in the clubhouse.
- g. **TERMITE/PESTS – Management** – Discussed during the Management Report.
- h. **UNIT REP – Jan Deschamp** – A report was sent via email.
- i. **WEBMASTER – Ron Tuxbury** – Mr. Fabinski is no longer able to serve on this committee. Mr. Tuxbury agreed to chair the Webmaster Committee, at this time.

- **OLD BUSINESS**

- a. **BEAUTIFICATION PROJECT** – Mr. Tuxbury noted that Marilyn Webb had suggested that Comcast cable boxes all be painted Saddlebrooke tan along with any other utility boxes we are allowed to paint. Mr. Tuxbury also presented a photo of a sign that Marilyn is currently getting estimates for, that would cover some of the utility boxes in the common area. Project was tabled until August or September meetings.

- **NEW BUSINESS**

- A. **LANDSCAPING CONTRACT** – The current landscaper is increasing their rates by 14%. Santa Rita Landscape was present to discuss their proposal and what their company can provide. Discussion ensued.
A motion was made by Mr. Robertson to approve the estimate from Santa Rita Landscaping and provide Complete Landscaping with a 30-day notice of termination. The motion was seconded by Mr. Tuxbury and passed unanimously.
- B. **RESERVE MONEY TO CD** – The Board reviewed current CD rates and options.
A motion was made by Mr. Tuxbury to approve a 14-month CD with Alerus in the amount of \$50,000 with a 4.25% rate and a 23-month CD with Alliance in the amount of \$50,000 with a 4.35% rate. The motion was seconded by Mr. Robertson and passed unanimously.
- C. **NAME AN ALC CHAIR** – Discussed during the Committee Reports.

NEXT MEETING –

Thursday, August 17, 2023 at 10:00 AM via Zoom only

A. CORRESPONDENCE/OPEN DISCUSSION FOR THE GOOD OF THE COMMUNITY

- A homeowner asked how she can get additional plantings. Mr. Tuxbury noted that Santa Rita Landscaping will do an initial assessment. However, if she chooses to purchase plants, they can install them on the week they are scheduled in that area.

B. ADJOURNMENT

With no further business to discuss, a motion was made by Mr. Tuxbury to adjourn the meeting at 11:01 AM. The motion was seconded by Mr. Robertson and passed unanimously.