

SaddleBrooke Villas Association

Annual Meeting Minutes

Date: February 17, 2026
Time: 9:00 AM
Location: SaddleBrooke One Clubhouse 64500 E SaddleBrooke Blvd

CALL TO ORDER

The Annual Meeting of the SaddleBrooke Villas Association was called to order at 9:01 AM.

PROOF OF CALL

The Annual Meeting notice was mailed on January 16, 2026, in accordance with the governing documents.

ESTABLISHMENT OF A QUORUM

In accordance with the governing documents, the presence at the meeting of members entitled to cast 25% of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-laws. There are **40** Lots in the community, meaning **10** Lots require representation in person or by mail-in ballot. A quorum was established to conduct the meeting.

ANNOUNCEMENT OF ANNUAL MEETING MINUTES RESULTS

Twenty-two ballots were received, indicating that the 2025 SaddleBrooke Villas Homeowners Association Annual Meeting minutes were approved. 20 members approved the minutes, 2 denied their approval.

REPORT FROM OFFICERS

ELECTION RESULTS

Lauren Lee read the results of the ballots. The Board of Directors welcomed Bill Filter and Stephanie Thomas to the Board. These will be for two-year terms (2026 to 2028).

QUESTIONS AND ANSWERS (OPEN FORUM) Questions were addressed throughout the meeting

Irrigation and Landscape Planning Discussion

The board discussed irrigation management and the need for a landscape committee to address ongoing questions about plant care and system changes. They agreed to schedule a town hall meeting once Eric, the irrigation specialist, confirms his availability for 2-3 days to present his scope of work. The group also discussed concerns about election ballot reviews and the need for independent verification, with Kevin offering to assist with record requests.

Community Governance and Infrastructure Updates

The board discussed several key issues, including the need to update the CC&Rs and rules and regulations to align with the governing documents, particularly to address contradictions that have accumulated since 2013. They agreed to form committees, with Cliff signing up for the Finance Committee, and discussed creating a high-level priorities document for 2026 that would include landscaping, roofs, and other major projects. The board also addressed parking concerns, particularly on the East End, where residents were using three spaces as de facto garages, and agreed to seek legal guidance on the situation.

ADJOURNMENT

- The meeting adjourned at 9:49 A.M.

MINUTE TAKER
