

SaddleBrooke Villas Association No.

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Highlights of Villa Board Meeting June 11, 2026

The current contract with our management company, HBS, is terminated as of June 30, 2026

Treasurer's Report informed community that the roof maintenance and repair cost was \$47,381 which will come from the Reserve Fund. Operating expenses indicate that at the year end we may be able to make a significant deposit into the Reserve Fund. **Was there a motion to approve the financials as stated and presented?**

Maintenance Committee reported that all 20 roofs have been finished. The most expensive repair was \$4100 and the least was \$780. This is painting of some fascia board to be completed. That will take place when a painter can be found.

The board approved a one year contract with Yellowstone Landscaping as of July 1, 2026. Contract cost is \$2313/month. Landscape committee reports that Yellowstone has expertise in irrigation systems, has an in-house design department and a broad scope of other services available to us

The board approved a one year contract with HOA Reliable Services LLC as our new management company as of July 1, 2026. The company is based in Tucson. The owner, Suzi, will be our manager for at least the first 6 months of our contract. She has plans to reach out to the community immediately to help make the transition from HBS as smooth as possible. Our fee with HOA Reliable is \$750 per month as opposed to \$950 with HBS. . Motion to approve contract by Stephanie Thomas. Second by Bill Nagy

The president reported that the **board action at the March 19 board meeting** to remove 4 mesquite trees remains in place. He reminded the board that no removal date was determined and no contract was awarded for the removal of the trees. He also reported that the board is working with legal counsel to respond to the demand letter received from a homeowner's attorney alleging property damage caused by the mesquite trees. The board will be holding executive sessions in the near future to address this matter.

Motion to approve Yellowstone contract by Stephanie Thomas; second Bill Nagy
vote to approve 4-0

Motion on March 19 to remove trees by Sally Wickramaratne; second Stephanie
Thomas vote to approve 3-0

For questions or comments, please reply to this email or contact HBS Stratford Community Management at noreply@goenumerate.com. This email was generated by the Enumerate Central platform.