

# Saddle Ridge Ranch Estates Water Company 2012 Water Company BOD Meeting Minutes Tuesday, August 14<sup>th</sup> @ 10:00 AM

**The annual Saddle Ridge Ranch Estates Water Company BOD meeting was called to order @ 10:03 am MST**

**Roll Call was conducted and a Quorum was established with the following owners present:**

- Doug D'Apuzzo via phone
- David Jelinek
- Joe Knox proxy for Sissy
- Mike Dawson via phone

**Property Management Representative(s) Present:**

Dave Dlugasch, Peak Property Management Association Manager

Alex VanStone, Peak Property Management

**Managers Report-**

- M. Dawson stated that the bylaws were adopted last year but it wasn't ever communicated to other owners. We need to send out the bylaws after M. Dawson emails them to Peak.
- At the annual Water Company meeting, M. Dawson stated that we need to have an approval of the annual budget, and agendas, any changes to assessments that may go forward.
- Amendment can be made by a majority of the members. Doug has majority of class B, Sissy has majority of class A, and so that covers it according to M. Dawson.
- M. Dawson thinks we should send out a note now, explaining why it was done. State that we are doing procedure changes to clean them up.
- M. Dawson will resend list of taps by owner.
- Is HOA paying the Water Company on availability on that? If people are hooked up, they need to be paying their usage fee.
- Circulate bylaws after we get them dated.
- The original idea about internal irrigation for homeowners was catch ponds. Contact D. Jelinek to look at it.
- Joe Knox stated that at some point Sissy might sell a tap for \$100k.
- We need to make sure everyone knows that ponds are filled from the ditches, not household water.

## David Jelinek Report

- The water system is functioning well; D. Jelinek replaced filters again in May. He ordered some new ones, replaced them and now are working great.
  - Purchased a UPS for a power supplied, purchased and installed, at the end of last year.
  - Collecting bids right now for a computer system for it. The computer is frizzing out. While we are replacing the computer system we also will probably need new software for it. The first bid for it is around 10k, but he thinks its high and will be getting at least 1 more bid. The software for that system is just fairly expensive. We can't get an XP system; we need to get a Windows 7 which means additional costs.
  - He met with Paul Miller, who is the boyfriend of Camille Miles. They want to run a new tap from close to the new building to her property. He suggested they go from the upper zone. That water sits stagnate most of the year and the upper zone only has one house using it. He just talked with him last week. He talked to Doug and he thinks they should extend the line from Esposito. D. Jelinek thinks that that would make more sense, but we think there would be a lot of problems getting Esposito to agree. M. Dawson stated that the line isn't on his property so he can't say anything.
    - It was designed with this extension in mind.
  - Has P. Esposito tapped and connected? If so, when? We need to make sure he pays for his usage.
  - D. Dlugasch and J. West need to look at both spread sheets and make sure everything aligns with what we have been billing.
  - The four people out of Saddle Ridge Ranch that should be paying are 1202 investments, James Carol Denell, Esposito, and Esposito.
  - There has been a lot of outdoor usage this summer. David Jelinek spoke with the Denells and had them turn it off, D. Esposito was also told to turn it off. Helmerich was using outside water also.
  - We need to add to the agenda: outside water usage issues
  - D. Dlugasch motioned to have D. Jelinek look further into the computer and system. D. Jelinek will get numbers on it.
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- Financial Report
  - Old Business
  - New Business
  - Elections of Officers

- Establish Date for Next Meeting ---According to Bylaws, meeting will be held in December
  - October 23<sup>rd</sup> 2012 @11:00 BOD Water will be held right after the annual HOA meeting.
  - Set BOD HOA for 2 weeks from today. At 10:00 Tuesday 28<sup>th</sup> to discuss Camille's tap.

The meeting was adjourned 10:48 am MST