

October 29, 2009

Saddle Ridge Ranch Estates Homeowners Association Meeting Minutes 2009

Call To Order

Meeting was called to order at 10:11am by David Dlugasch.

Roll Call

Present via conference call: John Rosen (Lot 14), Jon Rose (Lot 16), Hans Helmerich (Lot 11 and Lot 12), Doug DaPuzzo (Lot 8), and George Habib (Lot 4).

Present via Proxy: Kim Albers (Lot 1) appoints John Rosen. Linda Photopulos (Lot 15) appoints John Rosen. Tim Fretthold (Lot 7) appoints Doug DaPuzzo.

Quorum reached with 9 Lots represented.

Proof of Notice

David presented the Notice of Annual Meeting of Saddle Ridge Ranch HOA and the corresponding proxies.

Approval of Minutes

John Rosen motioned to approve Minutes from January 22, 2009. George Habib seconded. Minutes were unanimously approved.

It was suggested that Peak call owners prior to meetings to insure proxies are sent in and quorum is reached. Peak agreed to follow up with each homeowner to get them to either attend the meetings or send in proxies.

Meridian Ditch Work

David reviewed Meridian ditch work by Oikos as mandated by the State and County. George asked if we will have to do this work again. David said that there needs to be some degree of maintenance each year, but not to the extent of work needed this past year. Peak will contact Mike McMahon with Oikos and get an estimate for work needed for the upcoming year.

Chinking

Elk Mountain bid was the best \$6,500. It will be added to budget for 2010.

Fence Repair

Tyler presented three different bids for repairing Saddle Ridge fencing. A discussion was held regarding high tensile versus barbed wire fencing. Doug recommended dropping the wire in the winter so the snow loads don't break the wire. Jon Rose asked how the budget looks if we go with the more expensive bids, considering the amount of money spent on previous year. Since there are no animals on the property currently, it was suggested to repair the existing wire and address the problem when horses are being boarded. David suggested we meet with the fencing company about how much it costs to drop the fence in the winter. No official decision has been made at this point. Peak will look into costs associated with each option and report back to the BOD.

Lot #11

DRB passed approval of construction. Construction is under way, going nicely. David met with Dave Jelinek and general contractor regarding water tap. All agreed the tie in should be done in the spring.

Lot #4

David gave an update on the DRB meeting regarding plans for Lot #4. New plans have not been submitted.

New Rules for DRB

"The Design Review Board will collect a \$1000 retainer, in advance, upon receiving an application for a sketch plan for development on any one of the lots. All reasonable costs will be reimbursed. Any unspent dollars collected in advance will be refunded to applicant prior to final approval."

Question about \$800.00 in expenses already incurred this year by HOA. Helmerich says he would be happy to be invoiced for his portion. Likewise, George Habib agreed to pay his share of expenses. Peak send a bill to both parties.

Equestrian Center

Tyler gave a report on the costs and requirements associated with horse boarding. The cost of maintaining an equestrian center will be divided equally by those members wishing to board horses. At this time, no homeowner has expressed an interest in boarding horses. It was agreed that we will address costs and issues when the first homeowner requests to board a horse.

Financial Report

Joan West gave an overview of all the line items in the budget. \$5,976.74 was budgeted for maintenance, but only \$280 was spent. This was because the chinking project was put off until 2010. It will be included in the 2010 budget. Irrigation was only budgeted for \$4,793.55, but \$7,213.76 has been spent due to the special project on the ditch as mandated by the state. Question was raised about what the utilities were for. David explained this was to heat the bathroom in the barn as well as minimal electrical lighting, The electric was for lighting the barn and Christmas lights. Question was raised about leaving lights on the barn. Peak agreed to put the lights on timers to run until 10:00pm.

2010 Budget: Joan presented a worksheet with her best estimates for 2010 items. David suggested we adjust the irrigation item, since we just had major work done. Peak will follow up with Oikos about expected expenses for 2010. Peak will adjust the budget as suggested and send out revisions to BOD via email next week.

Change of Road Name

The road name was officially changed to Saddle Ridge Ranch Road.

Frequency of HOA Meeting

The bylaws call for an annual meeting of the HOA, but it has been held twice a year. It was suggested to only hold annual meetings, and if need be, have the BOD meet. Special meetings will be called when necessary.

Establish Date for Next Meeting

Date for next meeting was set for Thursday October 2010 at 10:00am.

Adjournment

Jon Rose motioned to adjourn. John Rosen seconded. Unanimous approval. Meeting adjourned at 10:55am.

BOD Meeting

There was no agenda for the BOD. It was unanimously decided that the BOD meeting would be waived.

SRR Water Co Meeting

Meeting called to order by David at 10:56am.

The update from David Jelinek was reviewed.

Water Quality Control Division: Tests. Attach a form...

Joan was updating information on taps with Doug and will send out the current owner information by next week.

Insurance coverage is being looked at by David

John Rosen called for adjournment, Doug seconds. Unanimous approval. Meeting adjourned at 11:02am.