

**SADDLE RIDGE RANCH ESTATES
HOMEOWNER ANNUAL MEETING
DECEMBER 3, 2024
VIA ZOOM - 10:00 AM**

Present: Tommy Pittenger
Hans Helmerich
Nellie Hester
Brent Hanlin
Michelle Marketos
Ron Edmundson
Doug & June D'Apuzzo
Scott & Katie Schofield
Brian Levine

Proxy to Katie Schofield: Eric Hester
Proxy to Doug D'Apuzzo Ken Moore

Management Company: Ryan Darby, Toad Property Management

Ryan Darby called the meeting to order at 10:18 a.m. and confirmed a quorum. Notice of the meeting had been sent on November 14, 2024.

Hans Helmerich made a motion to approve the minutes of the January 4, 2024 meeting. Tommy Pittenger seconded the motion and it was unanimously approved.

Ryan explained bids had been obtained for noxious weed mitigation, approximately \$6,000 and crack sealing for approximately \$22,500 plus \$27,000 to then sealcoat the roads. Crack sealing was suggested for the road with sealcoating put on hold for the present time. Scott Schofield said he would provide contact information for an additional contractor to perform noxious weed mitigation. The importance of all lots undertaking treatment of the noxious weeds was stressed. Ryan agreed to follow up on bids for spraying all lots and common areas and also researching options for owners to opt out by providing written confirmation that noxious weeds were treated on the individual lot.

Ryan Darby explained the Board had approved a draft 2025 Budget and a dues increase was necessary. A copy of the 2025 Budget had been distributed to all owners. Lacy Construction had been plowing the roads for several years and Ryan Darby said he would follow up on other options. Ryan Darby said the snow poles had already been placed and attempts would be made to keep the road wider than the previous Winter.

Funding for weed mitigation, irrigation ditch and road maintenance might require a special assessment as they were not currently part of the 2025 Budget.

Brent Hanlin made a motion to ratify the 2025 Budget as presented. Tommy Pittenger seconded the motion and it was unanimously approved.

Ryan Darby agreed to distribute a Balance Sheet.

Doug D'Apuzzo and Hans Helmerich had Board terms expiring in 2025. Owners were encouraged to join the Board and expanding the Board from three to five would be researched by Ryan Darby.

Brian Levine asked if Realtors would be able to use the barn as part of an Open House for vacant lots. Hans Helmerich said the Board could research options, insurance cover and possible rules if there was sufficient interest for the barn to be utilized on a small scale. Ryan Darby said he would review the current insurance policy.

Tommy Pittenger said he had been researching options for the irrigation ditch. One estimate was \$64,000 to bury the pipe and the cost would be shared 60/40 with Glacier Lily. Tommy explained Glacier Lily would also be obtaining an estimate to bury the pipe. Grant opportunities were also being researched. Tommy explained significant funds had been spent during the Summer to break down beaver dams and keep irrigation water flowing. The Board would continue to research and Tommy was thanked for the work he had already put in.

The perimeter fence was not being maintained at this time. Ryan Darby agreed to research horse ownership within Saddle Ridge.

The next meeting was scheduled for Tuesday December 2, 2025.

At 11:15 a.m. Doug D'Apuzzo made a motion to adjourn the meeting. Tommy Pittenger seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management