

**SADDLE RIDGE RANCH ESTATES
MEETING OF THE BOARD OF DIRECTORS
JANUARY 4, 2024
VIA ZOOM - 8:30 AM**

Present: Hans Helmerich
Ken Moore
Doug D'Apuzzo

Management Company: Kat Loughan, Toad Property Management
Brandon Cvilikas, Toad Property Management

Kat called the meeting to order at 8:33 a.m. and confirmed a quorum.

Kat explained Toad had taken over the management of the irrigation ditch. Hans said he felt the maintenance during the Summer had been satisfactory. Kat explained Turner of Toad had been inspecting the irrigation ditch three times a week and removing beaver dams as necessary. Ken said ponds had been full but the snow pack from the Winter had contributed to that.

Doug said there had been correspondence with an owner planning to build. Doug explained legal counsel did not believe the Association had to approve a metal roof and just needed a non-combustible roof material. It was generally agreed the County would not permit another pond and irrigation of landscaping would need to be part of an agreement with the neighboring owner. Kat said the State would be introducing new wildfire regulations in 2025.

Kat explained the Association had approximately 5 months of operating expenses in the Bank and approximately \$26,000 in the Reserve Account. The draft 2024 Budget did not propose a dues increase. Kat explained insurance would renew in November and was currently costing \$387.60. Kat said she was reviewing the governing documents and confirming the insurance coverage was appropriate.

Doug confirmed owners needed to be billed directly for Design Review Fees and Kat said those expenses, reimbursed by owners, for 2023 were \$6,832.50.

Hans asked that short term rentals be discussed in the Annual Meeting. Hans also said parking on the streets should be explained to owners so the information could be shared with contractors during the construction phase.

Doug confirmed board terms were for 3 years. Doug and Hans had terms expiring in 2025 and Ken had a term expiring in 2022.

Ken was willing to continue on the Board for an additional term. Officers would remain the same as the current year.

At 8:55 a.m. the meeting adjourned.

Prepared by Rob Harper, Toad Property Management