

**SADDLE RIDGE RANCH ESTATES
MEETING OF THE BOARD OF DIRECTORS
JUNE 24, 2025
VIA ZOOM - 2:15 PM**

Present: Hans Helmerich
Ken Moore
Pete Marketos
Tommy Pittenger

Management Company: Ryan Darby, Toad Property Management

Ryan called the meeting to order at 2:30 p.m. and confirmed a quorum.

Pete was welcomed to the Board. Ken would be leaving the Board once his house sold and Hans said he had one more year on the Board and would then be stepping back. The increased involvement of Toad in managing the Association would probably reduce the workload of the Board in the future. Ken stressed the need for Board members to be very familiar with the Association's governing documents and Hans said he would be available to answer questions or concerns in the future. Ken said the Association needed to build up Reserves but also spend money on essential projects.

It was generally agreed improvements were needed for irrigation water, both north and south. Tommy said he had been discussing a 1,800 foot pipeline with Glacier Lily. Approximately 60% of the cost would be for the Association, Glacier Lily had approximately 40% and CB Land Trust and Rudy Rozman had a very small share in the water.

Tommy said he had been applying Milestone on his lot and adjoining lots. Tommy had contacted Brad Wigginton to get weed spraying on a more regular schedule but had not received a response. It was generally agreed the entire property needed to be sprayed. One owner was not spraying their lot and had in the past expressed concern about spraying. Ryan said he would also follow up with Brad Wigginton for a proposal.

Ryan said he would discuss crack sealing with SealCo and get back to the Board.

Ryan would reach out to the Board in approximately 3 weeks to schedule the next Board meeting.

At 2:50 p.m. the meeting adjourned.

Prepared by Rob Harper, Toad Property Management