

**SADDLE RIDGE RANCH ESTATES
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 5, 2024
VIA ZOOM - 10:00 AM**

Present: Hans Helmerich
Ken Moore
Doug D'Apuzzo

Management Company: Rob Harper, Toad Property Management
Ryan Darby, Toad Property Management

Rob called the meeting to order at 10:01 a.m. and confirmed a quorum. Rob explained the purpose of the meeting was to review the draft 2025 Budget and the actual expenses for 2024.

Rob explained the Operating Account was very low on funds but the Reserve Account currently had a balance of \$27,000. Funds could be transferred between the two accounts with Board approval. Rob said the 2025 Budget recommended dues of \$190 per month, per lot.

Two owners were delinquent on dues for 2023 and 2024. Rob said Toad would research and reach out to the owners to rectify the situation. The funds would help to address the lack of funds in the Operating Account.

Doug explained road maintenance expenses in the past had been a special assessment.

Rob said significant work had been completed on the Beaver dams and maintenance of the ditch. Hans said the ditch was now running well but it had taken a lot of labor hours.

Rob recommended spraying thistles and other noxious weeds and \$1,300 had been added to the 2025 Budget. Hans and Ken said they had hired people to deal with noxious weeds on their lots but the problem was widespread and all areas needed to be addressed by the Association. Rob said he would research ownership of neighboring properties as noxious weeds the other side of the perimeter fencing needed to be addressed. Rob said he would schedule spraying of the noxious weeds with Brad Wiggington. It was agreed to increase Weed Management to \$1,800 and reduce Repairs & Maintenance by \$500.

Doug explained Design Review Expenses were paid by owners.

Rob explained snow removal on the roads was conducted by Lacy Construction and invoiced by the hour. Snow removal happened after 6 inches of fresh snow. Rob said snow poles were installed by Toad and more poles would be added as the poles had been widely spaced during 2024.

Concern was expressed about construction vehicles being parked on the street. Owners would be reminded to keep vehicles and staging areas contained on the lot during construction projects.

Rob agreed to obtain a crack sealing estimate from SealCo for 2025.

Hans made a motion to approve the 2025 Budget with the two changes discussed. Ken seconded the motion and it was unanimously approved.

Rob agreed to review expenses and recommend a target for the Reserve Account.

Hans made a motion to move \$10,000 from the Operating Account to the Reserve Account. Ken seconded the motion and it was unanimously approved. The funds would be moved back to the Reserve Account in January when dues were collected.

Rob said he would research board terms. Hans explained there had been discussion about increasing the size of the Board. Doug said a few owners had expressed interest in joining the Board. Hans and Doug were willing to continue although Doug would like to leave the Board in a year or two. Volunteers for the Board would be discussed at the December 3, 2024 annual meeting at 10:00 a.m.

Rob agreed to draft a short update for all owners. Hans stressed the need for good communication and Rob said going forward communication would be better with prompt responses to emails or phone calls.

At 10:50 a.m. Hans made a motion to adjourn the meeting. Ken seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management