

Saddle Ridge Ranch Estates HOA.
Board of Directors Meeting Minutes from
February 22, 2019 @ 10:00 A.M.

Executive Session Meeting

MEETING MINUTES

Call to Order/Roll Call

The SRRE BOD's meeting was called to order at 10:03 A.M. on Friday, February 22, 2019 at Peak Property's office. The meeting notice was emailed out to the owners on February 5, 2019. The meeting was represented by the following BOD's and a quorum was established for an official meeting.

Attendees:

BOD's

President-Doug D'Apuzzo (Call in)
Vice President-Tobin O'Donnell (Call in)
Vice President-Kim Hansen (Call in)
Vice President-Ken Moore (Call in)
Treasurer-Hans Helmerich (Call in)

New Business

1. Executive Session

Meeting Results: Tom Hein welcomed everyone and announced that the Board of Directors were meeting in 'Executive Session' and no owners would be attending. The Board decided to follow the provide agenda for the meeting.

2. Irrigation Plan Discussion/Update

Meeting Results: The Board reviewed the provided irrigation plans that Board members Dapuzzo and Helmerich have been working on. Tom H. noted that he had not been able to get ahold of Jay Barton who he and the Board had been discussing the irrigation plan with and was supposed to be working on cost for the plan. Ken Moore asked about water usage and HOA being able to obtain/use enough of its water rights in order to maintain and/or not lose them? Ken M. thought that the HOA should hire an expert in that field to verify the merits of the Board's plan before proceeding and installing. Doug Dapuzzo felt that between the selected contractor and Mike Dawson the HOA could handle and figure it out. Doug noted that part of the ditch (corner of SRRE and Glacier Lilly property to head gate at Meridian Lake) is not part of this phase but will be part of the overall plan. Kim Hansen asked about the proposal the HOA got from SGM to design and oversee construction of an irrigation plan. Doug D. responded the Board felt they could save the Association \$20k+ by designing the irrigation plan themselves based on irrigation design work previously done by SGM. Kim H. agreed and noted that was the Boards decision previously. The Board thought since Jay B. is not responding to get one or two more bids. Lacy and JCI will be contacted for interest. The Board would like to set a time line, but none was set except that they'd like to have cost by April 1. The Board discussed if lot 18 needed water before the irrigation plan was implemented that the lot was close enough to the pond that water could be drawn from there.

3. Design Review Board=Board of Directors

- a. Review Construction Approval Process-All doc's can be found on Peak's web site at <http://www.peakcb.com/Association-Management-Services>

Meeting Results: The Design Review Board is made up from the Board of Directors and the HOA has a Construction Approval Process when owners are ready to build. This process can be found on Peak Property's web site or in the HOA's Design Guidelines handbook. Tobin O. asked if the design guidelines regarding metal roofs could be changed to allow standing steam metal roofs. The Design guidelines do allow for a percentage of metal roofing (secondary roofs) intermixed with another roofing product.

4. BOD working session to discuss BOD priorities for first half of 2019

1. Tobin O'Donnell thought the HOA should have another independent attorney for general matters besides Mike Dawson to reduce any conflict of interest because Mike D. is the developer's attorney. All the Board members agreed Mike D. would be the best person to review any matters related to the irrigation plan and SRRE water rights. Tom H. will provide a few recommendations to the Board.
2. Future cooperation and coordination with Glacier Lilly regarding the upper section of the Meridian irrigation ditch will need to be done.

5. Summer Maintenance

1. Interior Staining
2. Chinking exterior barn logs

Meeting Results: Tom H. explained to the Board that the all contractors have recommended chinking the barn to prevent further checking, cracking, fly problems, and log rot. The barn has air gaps in spots between the logs that daylight can be see through. The interior side of the logs and wood work in the horse staples has never been oiled/conditioned. The Board decided to defer interior staining and exterior chinking and discuss again in 2020.

6. Insurance

1. Hartford \$2,185
2. Liberty Mutual/Mtn. West-\$6,142
3. American Family-declined to quote due to equestrian center.

Meeting Results: The Board discussed the insurance options and Kim H. noted the Hartford Policy provided adequate coverages, standard inclusions, and was in line with fair market pricing. The Hartford replacement coverages for the barn is \$1,000,082.00. Doug D. was going to verify that was enough coverage. The equestrian center was a red flag for the other insurance companies which raised the premium or was reason for declining. Tom H. was asked to call USLI to see if the 'inclusion' regarding water could be removed since the irrigation plan is not implemented.

Adjournment

Kim Hansen made a motion to adjourn the meeting at 11:30 AM, Tobin O'Donnell seconded the motion, no one against, and the motion was approved.