

**SADDLE RIDGE RANCH ESTATES  
HOMEOWNER SPECIAL MEETING  
MARCH 18, 2024  
VIA ZOOM - 5:00 PM**

Present: Tommy Pittenger  
Ken Moor  
Brent Hanlin  
Doug D'Apuzzo  
Scott & Katie Schofield  
Brian Levine  
Jeannie Jontiff  
Pete Marketos  
Hans Helmerich

Proxy to Doug D'Apuzzo:  
Proxy to Scott Schofield:  
Proxy to Brent Hanlin:  
Proxy to Tommy Pittenger:  
Proxy to Ken Moor:

Management Company: Kat Loughan, Toad Property Management  
Association Legal Counsel: Mike Dawson

Kat called the meeting to order at 5:11 p.m. and confirmed a quorum with 14 lots represented at the meeting.

Kat explained notice of the meeting had been sent on March 10, 2024.

Kat said the purpose of the meeting was to discuss the proposed amendment to the current Design Review Guidelines. Tommy Pittenger explained a metal roofing material, high quality standing seam metal, had been proposed for the guidelines. The amendment was similar to the guidelines adopted by the adjacent association, Glacier Lily. Doug D'Apuzzo said the Association's Architect was not participating in the meeting and suggested the Architect incorporate any adopted amendment into the existing guidelines. The County would need to accept the Association's change to the Design Review Guidelines.

After discussion Peter Marketos made a motion to adopt the proposed amendment to the design guidelines as presented. The motion received a second and was unanimously approved.

It was clarified the amendment would be incorporated into the existing guidelines and the new Design Review Guidelines submitted to the County for review within 30 days. The clarification was accepted by those participating in the meeting.

It was agreed the amended Design Review Guidelines would be circulated to owners for one final review within the 30 day period commencing March 18<sup>th</sup>. Doug D'Apuzzo suggested sending the existing

language to the County for review if the Design Review Board failed to incorporate the language in the existing Guidelines within the 30 day timeframe.

Mike Dawson explained the County process for review and said County comments, including staff comments, would be shared with owners.

At 5:45 p.m. a motion was made to adjourn the meeting. The motion received a second and was unanimously approved.

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Prepared by Rob Harper, Toad Property Management

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