

# Saddle Ridge HOA Board Meeting

Thursday, May 20, 2021

Location: Online

Board members present: Jason Rosenzweig, Tawni Brower, Annemarie Lebioda, Peggy Frizzo, Brett Gorby, Josh Bires

1. Call to Order at 8:01pm
2. Approval of Minutes from Previous Meeting
  - a. Jason motion – Approved.
3. Public Comments
  - a. No public attendees
4. New Business
  - a. Guns/Shooting Rifles in area
    - i. Nothing more we can do but direct to proper authorities.
  - b. Blood Drive
    - i. Location chosen – near Jason's house at top of North/South Saddle Ridge Ct
  - c. Water Bills - Late notices to people who thought they paid.
    - i. Jason suggested forgiving late fees for another 20 days.
    - ii. Need to find out if the billing system is causing issues.
    - iii. Residents say they have paid, but system shows they did not.
    - iv. Annemarie to reach out to Julius Suchy who has proof of payment but still received late notice.
  - d. Topcoat for East Morgan & final phase of Sunset Ridge
    - i. Members voted to allow Eastbrook to put the topcoat on this year
      1. Yay votes - Josh/Peggy/Brett/Jason
    - ii. Peggy to notify Wendy.
  - e. New tot Lot
    - i. One picnic table, one trash can, one bench – approved via vote (unanimous)
      0. Peggy to choose options based on price and colors – all agreed.
    - ii. Will not enforce noise restrictions - no way to enforce it.
      1. Residents can call police or handle it like any other neighbor dispute.
  - f. Stop Sign
    - i. Add stop sign to Sunset Ridge Ct to Sunset Ridge
5. Old Business
  - a. Sewer Plant - Annmarie/Brett
    - i. Reviewed Annemarie's email outlining her discussion with Leslie from IAI. Some items need to be relabeled and reconsidered who is responsible.
    - ii. Discussed how to figure out school's financial obligation for hookup fees.
    - iii. EB has set up meeting w/school to discuss hookup costs.
      1. HOA board needs to be involved with these meetings.
      2. Jason will set up meeting for June 9th at 1pm between HOA Board/EB/School. Sent email during meeting.
    - iv. Time to bring lawyer into mix, Jason will engage with Jeff Sluggett, we will have Sluggett review HOA board's proposal before we communicate it to Eastbrook.
    - v. Annemarie to ask Mark to move 5/24 meeting out until Leslie has completed the updated AOF w/new costs.

- b. Water Plant
    - i. Annemarie will contact Nichole Pasch to get additional contacts to obtain surrogate information about rates.
  - c. FAQ
    - i. Added notes about gun shots - are allowed if they are following rules/regulations. Stance is to still have neighborhood contact proper authorities.
    - ii. Added information about the sewer plant – Jason to update wording from AOF to ACO.
    - iii. Few minor changes and good to go.
  - d. Shed Guidelines
    - i. All updates look good.
    - ii. Send to architecture committee for review.
      - 1. Officially voted to approve new guidelines – all agreed.
6. By-Law Infractions - Bires
- a. Weapons
    - i. Clark's kids have been witnessed shooting BB guns at targets on concrete pad as well as shooting bows in back yard.
  - b. Dog Waste
    - i. Clark's dog waste is not being picked up.
  - c. Infraction Letter
    - i. Clark's will get one letter outlining both infractions as warning. Next instance is a fine.
2. Architectural
- a. Three plans were submitted to the architectural review committee and approved.
7. Treasurer - Lebioda
- a. Water meter reader error caused one homeowner extra-large bill and another with large credit.
  - b. Working with Black Mountain to add late fees as appropriate so they get added to delinquent bills consistently.
  - c. Still have 7 homes that have not paid annual dues. Late fees are being added of \$65/month. (10% of \$650)
  - d. One resident has a late fee due from 2018 because of a lien that they are refusing to pay. Notice will be sent saying they will get 10% late fee added each month going forward if they don't pay.
8. Communications - Frizzo/Bires
- a. See 2 communications added to bylaw infractions section above.
  - b. Website use is typical, normal traffic.
  - c. One communication recently sent to the residents with updates.
  - d. A homeowner talked to Peggy about someone throwing their bagged dog poop into their empty trash receptacle. Discussed additional ways to communicate with homeowners but since dog poop was already addressed in last email communication decided not to at this time.
9. Public Comments
- a. None
10. Set Next Meeting
- a. 06/24 @6:30pm – Set for virtual but try to meet in someone's driveway if we can.
11. Adjournment at 9:39pm