

Saddle Ridge Homeowner Association

Regular Board Meeting Minutes

June 24, 2021 6:30 PM

Location: Online

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

Board members absent: Josh Bires

Additional attendees: Brent and Danielle McCarrick

1. Meeting called to order at 6:32 pm.
2. Approval of minutes from May 20, 2021, including the updates made by Brett and Peggy when the draft minutes were distributed in May. Motion to approve by Brett, seconded by Annemarie, all were in favor.
3. New Business
 - a. McCarrick's appeal of original architectural request – Brent and Danielle explained their project and answered questions. Later in the meeting, a motion was made by Annemarie, seconded by Brett, and all were in favor to approve the request, pending follow up with the neighbor that might be affected by the patio extending all the way to the fence to the west. Peggy to follow up on this.
4. Old Business
 - a. Utility plant project. Jason R and Annemarie met with the attorney, who advised us to come to an equitable agreement with Eastbrook as both Eastbrook and the HOA have legal responsibility. Once an agreement is reached between SR HOA and Eastbrook, the lawyer will review it and make it a legal agreement. Discussed the amount of the homeowner's special assessment and the strategy for rates and the reserve fund. Annemarie will discuss homeowner's special assessment amount with Mark. We also need to propose the connection fee and utility rates for the school, including the reasoning so that M. Cuneo can take the information to the RPS board for review.
 - b. Roads. Eastbrook is planning the topcoat for East Morgan Trl and Sunset Ridge to the new phase for summer, before school starts. For older roads, discuss patching vs mill and re-pave (vs chip seal). Wendy is already getting a quote for patching the older roads and Annemarie will ask her to get a quote for mill and re-pave the older roads. We have about \$110,000 in the road reserve fund. The older roads are: Sunset Ridge from the circle to the north, Sunset Ridge Ct, N Saddle Ridge Ct, S Saddle Ridge Ct, and the segment from the circle to the top of N/S Saddle Ridge Ct.
 - c. Water meter readings. Annemarie, Brett, Josh, and Peggy will do the second quarter water meter readings on June 27th for the purpose of understanding the process and evaluating where utility billing errors might be happening.
 - d. Solicitors. There's a sign on the entrance road that solicitations are not allowed, but lawn and insect sales people are still going door to door. Include in the next SR update email that homeowners can tell solicitors they are not allowed and ask them to leave the neighborhood. It's also okay to call the police.

5. Architectural report- two requests approved, one denied request was appealed and then approved with contingency, refer to 3a.
6. Treasurer report- Two households still haven't paid their HOA fee. Five households are past due on utility accounts. One late fee was waved for a first-time offender.
7. Bylaw infractions- No report with Josh absent, but complaints have been heard by several board members about trailers being parked at homes for more than three days, cars parked regularly on common area at the top of N Saddle Ridge Ct, and homeowners watering during the day (watering is only allowed between 9pm and 5am). Will include a reminder about all of these in the next SR update. Further discussed the watering issue and will remind about the policy for bylaw infractions and fines.
8. Communications report- Added 2020 Water Quality report to the website Information and Resources page. Responded to an email with concerns about the pothole on the entrance road - told Wendy and asked her the plan for filling potholes and followed up with homeowner.
9. Next meeting August 26, 2021 at 6:30pm, Annemarie sent the MS Teams meeting invitation.
10. Meeting adjourned at 8:10 pm.