

**MINUTES OF 2022 ANNUAL MEETING OF
THE MEMBERS OF SADDLE RIDGE HOMEOWNERS ASSOCIATION**

May 25th, 2022

Meeting was call to order at 7:09PM at the Checkerboard Meeting Room. Secretary Barb May confirmed there was a quorum of at least 10% between in person attendees and proxy votes received. A total of 35 members were represented. The members of the HOA Board were introduced as well as Atty. Tom Brennan that has been retained by the Saddle Ridge HOA.

The following issues were presented to the Members for discussion and, as necessary, for voting upon by the Members present at the Meeting or present by proxy:

1.) Whether to approve and excuse the failure of the Association to conduct the Annual Meeting of the Members on or about May 29, 2020 and May 29, 2021 due to the health and meeting complication resulting from the Covid pandemic. **MOTION PASSED**

-Discussion held as to why we are asking for forgiveness for not having held meetings and it was advised that this is part of the by laws and we just wanted to explain why meetings were not held due to COVID 19.

-Discussion held as to why meetings were not held via Zoom and this was discussed to add in the future that Zoom meetings would be acceptable.

2.) Whether the following persons should continue to serve as the Directors (individually a "Director" collectively the "Directors") of the Association on the Board of Directors (the "Board") for the duration of their respective present term which are as follows: **MOTION PASSED**

<u>Name</u>	<u>Term Ending</u>
Nathan Peterson	May 2024
Patrick Hannon	May 2023
Christopher Pierich	May 2023
Barbara May	May 2022
Paul Grella	May 2022

3.) Whether all the action taken by the Directors from the date of the last Annual Meeting of the Association through the date of this Annual Meeting should be ratified. **MOTION PASSED**

-Discussion held regarding speed bumps, Speed Limit signs. Speed bumps are not an option as the Borough owns the road and we can not alter. it was discussed that we tried to get the borough to do a traffic study to get 25MPH Speed Limit signs but the never did the study and we were concerned if the study showed higher speeds they would have installed the 35MPH Speed Limit signs so we had the CHILDREN AT PLAY signs installed.

4.) Whether the proposed improvements to be constructed at the entrance to Saddle Ridge should be approved. **MOTION PASSED by a vote of 24 yes to 8 no**

-Discussion held on the vote between Joeys landcare and Green valley proposals. It was asked if it was possible to get a street light at the entrance instead of doing the landscaping. This was discussed

that has been asked of the borough in the past that they were not willing as they would be required to be approve.

-It was discussed that at the time of the meeting we had a balance of \$66,935.75 in the HOA account and the money for the landscaping project would come from these funds and NOT from a special assessment.

-Other topics discussed were putting money in a reserve fund for possible future projects and returning money to residents if it was deemed appropriate but no final decisions were made on this issue.

5.) Whether the following amendments to the Bylaws of the Association should be adopted:

a) Any notice being given to a Member may, if requested by the Member, be given via email provided by the Member to the Board rather than through mailing. **MOTION PASSED**

-Zoom will be added for meetings in the future as an option

(b) The annual audit of the Association's books by a public accountant at the completion of each fiscal year shall not be required unless the Board or the Members vote at a special or annual meeting to conduct such an audit (or in the alternative) an unaudited review by a public accountant.-**MOTION PASSED**

-Mr. Warshal feels strongly that a 3rd party should review the financial statements.

-It was discussed that Carver and Assoc has been hired by the HOA. Final determination of what services they will provide has not been completed. They can do a Monthly Review of the Financials for \$150/month or they can do the Monthly Review as well as collecting dues and depositing for \$300/month.

(c) Directors may be nominated and elected to serve successive five (5) year terms; **MOTION PASSED**

(d) If for any reason a Director does not fulfill his/her five (5) year term, the Board may transact all of its business, and perform all its functions with less than five Members so long as there are at least three directors on the Board and so long as the Members of the Board use reasonable efforts to bring the number of Board members to five (5) Members; and, **MOTION PASSED**

(e) Should there not be enough persons willing to serve on the Board, the Board may consist of less than five (5) Members so long as there are at least three (3) Members of the Board and the Board is using reasonable efforts to encourage eligible persons to serve on the Board so that the Board may consist of five (5) Members; and **MOTION PASSED**

6.) Whether appropriate procedures and practices should be established by the Board which will assist in providing information to Members on matters related to Saddle Ridge including the financial status of

the Association, the minutes of the Board of Directors, and other matters which may enhance the relationship between the Board of Directors and all the residents of Saddle Ridge. **MOTION PASSED**

-It was discussed that a website has been created and is in the process of being updated, it is www.saddleridgepa.net The site will continue to evolve and be updated.

7.) Finally, following a report of the Nominating Committee setting forth the name(s) of all persons nominated to serve on the Board of the Association and the nomination of any other person made at the Annual Meeting to serve on the Board which may include (depending on the vote on Item 5(c) above) a Director whose current term is expiring as of the Annual Meeting but who has agreed to serve a successive five year term on the Board, conduct a vote to fill any vacancy(ies) on the Board with the proviso that there may be no more than five (5) Members of the Board at any time. Such vote shall be by secret written ballot. **MOTION PASSED**

-2 votes were held for new Members for the Board of Directors, those nominated were:

Barb May, Mark Warshal, Paul Grella and Sal Infantino

First vote was won by Sal Infantino

Second vote was won by Barb May

New Business:

1. Discussion was held regarding new homes being built and meeting the requirements of the Saddle Ridge Covenants.
2. It was mentioned as a reminder that in Dallas twp you are NOT permitted to have golf carts, ATV's, dirt bikes, or UTV's on the roadway.

Meeting was adjourned at 9:00PM