

Annual Meeting Minutes

Saddle Ridge
Homeowner's
Association



Call to order

Date: May 24, 2023

The Annual meeting of the Saddle Ridge Homeowner's Association was held the Checkerboard Inn. The meeting was called to order at 7:05pm by President Nate Peterson.

Board Members In Attendance

President - Nate Peterson

Vice President - Pat Hannon

Treasurer - Chris Pierich

Secretary-Barb May

Director-Sal Infantino

Introductions:

The board introduced themselves.

Confirmation that 12 households were represented. No one held any proxy votes.

The minutes will be posted on the website following the meeting.

New Business

Discussed email communication that was approved at last years meeting.

Landscaping Update

-The landscaping project was discussed and it was agreed that it looks good and came in under budget. It was discussed that Joeys will provide an estimate to continue the riverrock further up the bed to avoid the remulching that would be necessary.

-It was asked about lights for the sign area. We have had solar lights there in the past as there is no electric run to the area but they were damaged by the deer. George Monaghan will be getting us some information on a new solar light that would sit on top of the sign and shine down. We will provide more information once we have it.

Paving/Tarring/Road Repair

-The township recently tarred the road to repair some areas. People discussed that it is not very good and the road needs to be re-done. The erosion of the road edges was also discussed. Nate will reach back out to the Twp to see if we can get an update if/when they plan to pave the road.

Carver and Assoc Transition

-The transition to Carver and Assoc was discussed as opened a new bank acct at Fidelity in Dallas and we are getting a new PO Box. The financial responsibilities will be transitioned to Carver completely in about 30-45 days. At that time they will send out the invoices for the HOA Dues and they will handle all of the following: Invoicing, following up on past dues, Accounts payable and receivable, Qtr statements, taxes, and other financial needs.

Financial Update

-Bank Balance \$44,692.25

Housekeeping

-Discussed that the attorney discussed that he is still available if we need his services.

-The retention basins were discussed and the option of being taken over by DAMA. Paul Grella will try to see if there is any news on DAMA taking them over. In the meantime they continue to be maintained by Green Valley and the are cut 2x per year.

-Barb will post the following on Facebook as they were brought up by several residents:

1. Please clean up your swales. All swales should be free of trash and weeds. Please be sure to keep the swales clean and free of debris for proper drainage.
2. Please clean up after your dogs when walking them in the neighborhood.
3. As a reminder Golf Carts/ATV's should not be driven on the roadways. This is a Violation in Dallas Twp, it is also very dangerous.

Volunteers for the Board/Election

The board asked for nominations for the 2 spots that were up for re-election for Chris Pierich and Pat Hanon. Pat and Chris were re-nominated by Nate Peterson and 2nd by Bob Birkland. No one else was nominated and both Chris and pat were re-elected by a unanimous decision of 12 votes by a show of hands.

Next HOA Meeting

The next HOA Meeting will be held May of 2024.

Adjournment

The HOA Meeting adjourned at 7:58 pm.

Barb May
Secretary

Date of approval