

Annual Meeting Minutes

Call to order

Date: May 22, 2024

The Annual meeting of the Saddle Ridge Homeowner's Association was held the Checkerboard Inn. The meeting was called to order at 7:06pm 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 17 households were represented. 14 people were present and

Barb May held 2 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 sign area landscaping project was completed the week of the meeting and the final payment to Joeys should be made after we received the final bill which is approx \$6200.

Brad Carver, CPA transition

-Transition to Brad Carver CPA is complete. We moved the bank account and Po box to where they do business. Because of the move we are now able to accept Credit Cards for the Annual HOA Dues. There is a processing fee that is passed onto the resident. We currently have the lowest of delinquent accounts ever with 4 properties being past due.

Financial Update

-Discussion regarding the needs for Gypsy Lane and involved costs. Snow plowing in 2023 was minimal. Discussed how we need to maintain Gypsy Lane for both Snow plowing and grading depending on weather and road erosion.

Code Enforcement

-Please call Code Enforcement Officer for ANY code enforcement violations. He can be reached at Russell Coolbaugh 570-674-2000 ex 105 or 570-592-4202. If you aren't sure if it is an HOA or Code enforcement issues, you can reach out to Russ and he will let you know. If he says it is HOA, then you can reach out to any Board Member.

-There is NO COMMON area in the development except the retention basins. If you park, play or walk your dog it is on someone's property so please be considerate. The easements are the property of the people to the left or right of the easement.

-Speeding-we should hopefully be getting the Sign that monitors and alerts you of your speed in 8-10 weeks. It is shared between multiple municipalities. There was a discussion about buying the flashing STOP signs or the speed monitoring signs ourselves but no decision was made.

-Dogs-reminder to clean up after your dog and if there are loose dogs in the neighborhood please call; Code Enforcement.

-The cable across Saddle Ridge Drive is a cable that needs to be buried by the utility company and should be completed shortly.

Volunteers for the Board/Election

The board asked for nominations for the 1 spot that was up for re-election for Nate Peterson. Nate was re-nominated and Mark Warshal was also nominated. Mark conceded to let Nate continue on the board and then a unanimous vote re-elected Nate Peterson to the Board for another 5 year term by a show of hands.

Next HOA Meeting

The next HOA Meeting will be held May of 2025.

Adjournment

The HOA Meeting adjourned at 8:05 pm.

[Barb May](#)

Secretary Date of approval