

MINUTES OF THE ANNUAL MEETING OF MEMBERS OF THE SADDLECREEK HOA
HELD ON NOVEMBER 5, 2007 AT 7:30 PM AT THE CROSBY COMMUNITY CENTER
LOCATED AT 409 HARE ROAD, CROSBY, TX 77532.

DIRECTORS PRESENT

Jack Campbell
Jay Vincent
Mike McKinney

MEMBERS PRESENT

46% of the membership represented.

IN ATTENDANCE

Gina Sprinkle and Yvonne Alexander, representing the Managing Agent, Association Management, Inc.

CALL TO ORDER

Due notice of the meeting having been given and a quorum being present, the meeting was called to order. Jack Campbell, Vice - President, presided and Gina Sprinkle recorded the minutes

ADOPTION OF AGENDA

The proposed agenda was reviewed. Upon a motion duly made and seconded, the agenda was adopted.

INTRODUCTIONS

Gina Sprinkle introduced the Board of Directors and the Architectural Control Committee.

Gina Sprinkle confirmed a quorum had been established to conduct the meeting.

REPORTS:

Year end Review

Jack Campbell reviewed what the Association maintains, as well as explained where the association fees were spent. Mr. Campbell advised that the association has had great participation at the Board meetings this past year, and encourage members to get involved. Mr. Campbell advised that the Board employed an attorneys firm this past year and will continue to work diligently on enforcing deed restrictions.

Review of Officers and ACC Members

Julie Bell reviewed the Architecture Control Committee (ACC) duties and the importance of the committee. Ms. Bell encouraged homeowners to make contact with the ACC prior to commencing work.

Ms. Bell reviewed each of the responsibilities of the Board of Director positions.

VOTING

Election of Directors

Gina Sprinkle advised that there were five positions up for election. Ms. Sprinkle noted the following Board members would like to be considered for reelection and to please include them on the ballot as incumbents: (1) Jay Vincent and (2) Mike McKinney. Ms. Sprinkle asked for nominations from the floor; following general discussion, Julie Bell, Jerry Wilson, Jasen Rabelais, Rick Klepetko, Diane Janet, and Jarvis Lozano, were nominated from the floor.

Following general discussion regarding, Ms. Sprinkle asked that homeowners utilize their ballot to list up to five candidates that they would like to elect to the Board of Directors.

Section 6.02 – Maintenance Fund

Gina Sprinkle advised this vote was regarding proposed change to the deed restriction Article VI, Section 6.02; see attachment. Ms. Sprinkle advised currently 70% of the member is not being represented so the proposed change can not be approved but should the present membership like to vote to find the present memberships opinion, they may.

Ms. Sprinkle asked the homeowners to check *for* or *against* on their ballot. Following general discussion the membership present decided to vote.

Section 6.03 – Variances

Gina Sprinkle advised this vote was regarding proposed change to variances within the community, Article VI, Section 6.03; see attachment. Ms. Sprinkle advised currently 70% of the member is not being represented so the proposed change can not be approved but should the present membership like to vote to find the present memberships opinion, they may.

Ms. Sprinkle asked the homeowners to check *for* or *against* on their ballot. Following general discussion the membership present decided to vote.

GENERAL COMMENTS / ANNOUNCEMENT OF ELECTION

The Board of Directors took questions from the floor while votes were being tallied. Following general discussion within the members and Board of Directors, Gina Sprinkle announced the following as the election results by tally of the membership votes:

The following candidates have been elected to the Board of Directors for 2008; note a run off was conducted between Jerry Wilson, Rick Kepetko, and Martha Rios:

Diane Janak	32
Julie Bell	27
Jerry Wilson	41*
Jason Rabalias	38
Rick Klepetko	41*

*Accumulated total including run off votes.

Ms. Sprinkle advised that the two (2) amendment vote was as listed below; Ms. Sprinkle advised only 46% of the membership was represented so the amendments were inadmissible.

Section 6.02 – Maintenance Fund	38 in favor	8 Against
Section 6.03 –Variances	36 in favor	0 Against

ADJOURNMENT

There being no further business to discuss, and upon a motion duly made and seconded, the meeting was adjourned.

11/20/2007
DATE


APPROVED AS CORRECT