Saddlecreek Farms

Property Owners Association, Inc.

Board Meeting Minutes

January 15, 2008, 7:00 p.m.
Crosby Community Center
Room 102

President - Jerry Wilson called the regular meeting to order at 7:15 p.m.

Board Members in attendance: (President Jerry Wilson, (Vice President), Jasen Rabalais, (Treasurer) Julie Bell, (Secretary) Diane Janak, (Director) Rick Klepetko
Committee Members Present: Diane Janak
Guests: Chuck & Nora Richnow, Jimmy Janak, Artie Bell, Martha Rios

January 2008 Motions:
Being this was the first meeting for the 2008 Board of Directors, Jerry Wilson opened the floor for general discussion.

Motion I: The December 2007 minutes were reviewed by the 2008 BOD. Diane Janak noted the minutes stated "Jack Campbell" was present at the December 2007 meeting, & called the meeting to order. Mr. Campbell was not present at this meeting. The meeting was called to order by Cassandra McGregor. The 2007 BOD meeting minutes needed to be corrected and Jerry Wilson made a motion to amended & correct the BOD December 2007 minutes. The motion was second by Rick Klepetko. Motion carried.

Motion II: Diane Janak submitted her letter of resignation as 2008 Secretary. In the letter she states she would prefer being on the Architectural Control Committee & maintain the position she held in 2007. Motion was made by Julie Bell to accept Diane Janak's letter of resignation. Motion was second by Rick Klepetko. Motion carried.

Motion III: Jerry Wilson made a motion to nominate Diane Janak as ACC Chairperson. Motion received and seconded from Julie Bell. Motion carried.

Motion IV: Julie Bell made a nomination for Martha Rios to become 2008 Secretary. Nomination was discussed. Motion received a second from Rick Klepetko. Motion carried & approved.

Motion V: Jerry Wilson made a motion to form a Maintenance Committee to oversee the Landscaping/Maintenance throughout the year. This committee will have the responsibility to assure home owners all maintenance/landscaping work is being completed as outlined in the current contract & agreement with "Bio Landscaping/Maintenance". Jerry Wilson nominated Jimmy Janak as Chairperson of the Landscaping/Maintenance Committee. Motion was made by Jerry Wilson and second was received by Rick Klepetko, motion carried all in favor.
Board of Directors, nominated Rick Klepetko to be Director of New Construction. First motion made by Jerry Wilson second by Diane Janak, motion carried all in favor & approved.

Motion VI: Jerry Wilson made motion to appoint Julie Bell as communication person & web site director, motion seconded by Diane Janak, all in favor and approved.

Report of Officers

President: Jerry Wilson

- Budget comparison as follows: Years 2005, 2006, 2007, maintenance budget based on 105 properties would be $40,700.00 (with the exception that some properties may have dual owners) Fees for 2008: Approximately $28,675.00 this does not include SCF utilities. Will have Budget completed soon.
- Jerry Wilson & Rick Klepetko reported the cost proposal from Bio-landscape for 2008. First Motion by Rick Klepetco and seconded by Diane Janak.

Vice President: Jasen Rabalais

No report

Director: Rick Klepetko

- Rick Klepetko presented a report of the community's power consumption. Found discrepancies. There are currently 19 street lights in the subdivision. He will find out what wattage bulbs they are plus cost per kilowatt.

Secretary: Martha Rios

No reports, due to first meeting of the year with the New 2008 BOD members.

Treasurer: Julie Bell

- Current Treasurer Report for 2008 carried over the balance from 2007. The ending of 2007 balance was $15, 065.24.
- Julie Bell made motion to have meeting minutes recorded and filed for future reference, motion seconded by Diane Janak, and approved.
- Julie Bell makes motion to approve the financial report. Report was reviewed & motion seconded by Rick Klepetko, all in favor motion carried and approved.
- Julie Bell made first motion to keep the Community Fountains and fountain lights off temporarily for price comparisons analysis. Motion second by Diane Janak, all in favor motion approved.

Committee Reports:

Architectural Control Committee (ACC)

- **ACC Chairperson: Diane Janak**
  Diane reported she has sent 4 certified letters regarding deed restriction violations and as to date has had no response.
  Diane gave report regarding the City Water in speaking with Ann Sheridan that it's in the works.

Unfinished Business

- Board member reported graffiti on the entrance of The Estates. POA will paint as soon as weather permits.
- Fence Maintenance: Broken & missing fence. Would like to add to the current Deed Restrictions. All current Residents & Property owners are individually responsible for fence repairs & needed fence re-placements. Will get advice & proper wording from Attorney for the future amendment.
- Will discuss on having community gatherings as needed for the following:
  Community Clean up (picking up trash), & enhancing our community with planting new plants, scrubs, as needed & with in the budget.

With no further business needing discussed, motion to adjourn the meeting was made by Jerry Wilson. Motion was seconded by Julie Bell. Meeting adjourned at 9:05pm..

Minutes Approved by: President: Jerry Wilson, all in favor.

Minutes Taken & Submitted by:
Secretary: Martha Rios