Saddlecreek Farms

Property Owners Association, Inc.

Board Meeting Minutes

February 19, 2008, 7:00 p.m.
Crosby Community Center
Room 102

President - Jerry Wilson called the regular meeting to order at 7:00 p.m.

Board Members in attendance: (President) Jerry Wilson, (Vice President) Jasen Rabalais, (Treasurer) Julie Bell, (Secretary) Martha Rios, (Director) Rick Klepetko, (ACC Chair Person) Diane Janak
ACC Committee Member(s): Present: Diane Janak
Landscaping/Maintenance Committee member(s): Maintenance Chairperson, (Absent) Jimmy Janak
Guests: Mike McKinney

Approval of Meeting Minutes
President, Jerry Wilson accepts meeting minutes, motion made by Treasurer, Julie Bell to approve January 15, 2008 minutes as written, motion was seconded by Rick Klepetko, all in favor. Motion carried & approved.

Motion I: President, Jerry Wilson, made a motion to purchase six (6), 30 mph speed limit signs from Jim Schulte at the cost of $52.50 each and three (3) neighborhoods watch signs at an approximate cost of $52.50 each. Total cost approximately $472.50. Motion seconded by Vice President Jasen Rabalais. Motion all in favor and motion carried.

Motion II: Jerry Wilson made a motion for Treasurer Julie Bell, to set a date for a community event this year. Motion second by Jasen Rabalais. Motion carried.

Motion III: Jerry Wilson made a motion on the new proposed budget, as listed:
Administration: $700.00
Communication: $500.00
POA BOD Insurance: $3,800.00
Utilities: $7,500.00
Taxes: $300.00
Landscape: $13,000.00
Repairs/Improvements/Maintenance: $5,000.00
Meetings - Events: $1,400.00
Legal – Attorney: $4,000.00
Total 2008 Budget: $36,200.00
Motion seconded by Rick Klepetko. All in favor and motion carried.

Report of Officers

President: Jerry Wilson

- Jerry presented his discussion with Bio Landscape the fact that we are a non profit organization that our costs should be lowered. New fees will be lower than projected at about $12,995. Contact information for landscaping & maintenance has been provided to Chris Cathey at Bio Landscaping. They are to inform & communicate the mowing needs with Jimmy Janak.
- Jimmy Janak will provide and communicate to the BOD when mowing should begin weather permitting.
- Jerry Wilson presented a report regarding update on the City Water. He was informed that being the possibility that all pre-existing meters may or may not be in compliance, there would not be a charge. However each property owner out side the City of Houston would be prompted to make a deposit of $100 and to pay a fee of $45 for inspection of their meters. Estimate time frame: two weeks from February 19th.
- Jerry gave an update on the (Pino Lane) & (Sunset View) missing street signs. These street signs will be installed in approximately 90 days.

Vice President: Jasen Rabalais

- Jasen called Precinct 4 Road & Bridge, regarding speed signs for Saddlecreek Farms subdivision. Precinct 4 clerk representing Commissioner Jerry Eversole's office advised Jasen they could not provide any signs due to the fact Harris County has not taken over Saddlecreek Farms subdivision-community. He was then referred to a private company. Jasen spoke to Jim Schultze and received prices noted above. All signs need to be approved by Constable Ken Jones prior to submitting the order. Time frame approximate two weeks after approval from Constable's office.

Director: Rick Klepetko

- Rick Klepetko presented a new draft form: "Check List" for New Construction Approval" (form handed out separately) Draft made based on the current Deed Restrictions.

Secretary: Martha Rios

- No reports

Treasurer: Julie Bell

- Julie presented the M-T-D, & Y-T-D Treasurer Report & Financial Report. Julie has compared and pointed out that the electricity bill has dropped since the pond(s) water falls & lighting have been turned off temporally. Compared cost as follows: from; *February 2007* $703.22 to *February 2008 $444.70*. Savings of $258.52 in regards to the pond(s) water fall & lights being temporarily turned off. Financial report was provided separately.
- Julie has notified all present Board members regarding the future meeting with the Attorney. Julie has requested questions to be prepared prior to the meeting for the attorney.

Committee Reports:

Architectural Control Committee (ACC)

- **ACC Chairperson: Diane Janak**

Diane reported; issue of electricity cables being installed above ground. Diane has sent a certified letter to a Builder and one resident regarding this matter.

February 2008 Deed Restrictions Violations: There are five separate property owners that are in violations of current Deed Restrictions. These violations have been addressed & notified by mail. According to documentation outlined in our current deed restrictions and approved dwelling plans for Saddlecreek Farms property owners.

- **Maintenance Chairperson: Jimmy Janak**

Diane Janak gave report on behalf of Jimmy Janak.
Jimmy Janak had talked to Chris Cathey with (Bio Landscape) on February 12th. Jimmy Janak will revisit with Bio Landscape as a needed.

Unfinished Business

- Consultation with Daughtery & Jordan Attorney (Sipra Boyd) future Executive Board of Directors meeting plan for March 18, 2008.
- Set date for Community Event for 2008.
- Check on two temporary poles located at 102 Saddlecreek Farms Dr. regarding whether electricity is on or off, and how to remove both poles.
- Julie Bell is reviewing all Attorney invoices for 2007 & 2008 will give up date on the expenditures and reasoning for the expenses.

With no further business needing discussed, motion to adjourn the meeting was made by Jerry Wilson. Motion was seconded by Rick Klepetko. Meeting adjourned at 9:12pm.

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

Minutes Taken & Submitted by:
Secretary: Martha Rios