Saddlecreek Farms

Property Owners Association, Inc.

Board Meeting Minutes

March 18, 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 Klepteko, (ACC Chairperson) Diane Janak
ACC Committee Members Present: Diane Janak
Absent Committee members: Maintenance Chairperson, Jimmy Janak

Guests: none

Approval of Meeting Minutes
President, Jerry Wilson motions to approve February 19, 2008 minutes motion was seconded by Treasurer, Julie Bell motion carried all in favor.

Motion I: Jasen Rabalais requested a discussion on the feasibility of procuring two (2) additional speed limit signs, and three (3) additional neighborhood watch signs. Jasen gave an overview on the additional signs. The price for the speed limit signs will remain the same, at $52.50 per sign. Three additional Neighborhood Watch signs are being discounted as a courtesy to $15.00 each. These prices do not include the cost of materials or installation of these signs. The poles, cement, bolts, screws, will be purchased separately and installation of these signs will be completed by various home owners at no cost to the POA. Motion made by Jerry Wilson. Motion carried all in favor.

Motion II: Treasurer, Julie Bell provided copies of the Treasurer, & Financial Reports for the month of February 2008. All reports were reviewed and were acceptable. Motion seconded by Jerry Wilson, motion carried all in favor.

Motion III: President, Jerry Wilson proposed a $2,500 deposit be required from the homebuilder for all New Construction of Dwellings. The $2,500.00 deposit will be reimbursed to the builder once all inspections have passed; and there are no deed restriction violations and no community property damage. Five hundred ($500) of this deposit is non refundable & will be for the cost of inspections for all residence not inside the City of Houston. Motion made by Julie Bell, second by Rick Klepetko, all in favor, motion carried.

Motion IV: Director, Rick Klepetco proposed that all new homeowners/ builders are to submit two (2) sets of completed plans and the completed Architectural Review Application form to the Director of New Construction, 10 days prior of the next monthly board meeting. It is required for the homeowner and the builder to attend the next monthly board meeting. The $2,500 deposit for New Construction is required to be paid at this meeting for the final ACC approval of Plans. Motion made by Martha Rios, seconded by Diane Janak, all in favor motion carried.

Report of officers

President: Jerry Wilson

- Jerry presented his findings regarding the city water. Home owners outside the City of Houston will be charged for water meters aside from inspection fees. Fees will be approximately $189.00 It is the homeowner's responsibility to contact the City of Houston for all connection needs and or information.

Vice President: Jasen Rabalais

- Jasen updated the board that the signs were coming within a week or two.

Secretary: Martha Rios

- No reports

Treasurer: Julie Bell

- Julie gave an update on the MTD & YDT Treasurer and Financial reports for February 2008.
- Julie requested an adjustment regarding outstanding balance with the POA attorney.
- Reports given on the electric bill cost improvement since the ponds have been turned off. Will use that money for other improvements for our community enhancements & repairs as needed.

Committee Reports:

Architectural Control Committee (ACC)

- ACC Chairperson: Diane Janak
  Diane addressed that there are outstanding deed restriction violations and they are being addressed, & notifications are being mailed out to property owners that are in violation of Saddlecreek Farms Deed Restrictions.

- Maintenance Chairperson: Jimmy Janak
  Diane Janak gave the report on behalf of Jimmy Janak.
  Jimmy Janak has talked to Chris Cathey at Bio Landscape regarding mowing of ditches.

Unfinished Business

- 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.

New Business:

- Property Owners: Broken Fences
- New Construction, causing large street holes around the Estate sign area this will need to be tabled for a resolution.
- Enhance front entrance this spring

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

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

Minutes taken & submitted by"
Secretary: Martha Rios