Saddlecreek Farms

Property Owners Association, Inc.

Board Meeting Minutes
May 20, 2008 7:10 p.m.
Crosby Community Center

President - Jerry Wilson called the regular meeting to order at 7:10 p.m.

Board Members in attendance: (President) Jerry Wilson, (Vice President) Jasen Rabalais, (Treasurer) Julie Bell, (Secretary) Martha Rios late, (Director) Rick Klepetko, (ACC Chairperson) Diane Janak

ACC Committee Members Present: Diane Janak
Maintenance Committee members: Absent Landscaping/Maintenance Chairperson, Jimmy Janak.
Guests: Mike McKinney, Wayne Niblack

Approval of Meeting Minutes
Motion I: Director-Chairperson: Rick Klepetko made a motion to approve the April 15, 2008 minutes. Motion was seconded by Jerry Wilson. All in favor & motion carried.

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

Motion III: Treasurer Julie Bell made a motion to purchase Flagpole & 2 Flags from Capitol Flag Co. Motion was seconded by Jerry Wilson, majority in favor.

Report of Officers:

- **President:** Jerry reported contact with Reliant Energy regarding temporary poles up front. Also assisted Jimmy Janak in discussing mowing issue with Bio Landscaping. Reported he will email Sipra (Attorney) regarding legal opinion on trailer issue.

- **Vice President:** Jasen reported several unauthorized four wheelers had been stopped. Also reported speed limit signs seem to have decreased speed in our community-neighborhood.

- **Secretary:** No report

- **Treasurer:** We are presently trying to working with home owners regarding New Construction of incomplete dwellings, & Lot maintenance, as well as getting advice from Cancel - POA attorney. Collections regarding Maintenance Fees have improved. We have several residents & property owners that have not paid Maintenance fees for 2008. We have some out standing Maintenance Fees for 2007. We will continue to enforce collections regarding delinquent Maintenance Fees that are presently out standing. It has been reported by the SCF Water Well maintenance employee that the wells water pump has not been working for the last couple of months. Due to SCF wells water pump not supplying adequate water pressure that is needed & required for the existing, & new landscaping at the community's entrance it has caused a lost of plants & flowers. We have received (3) Flagpole & Flag proposals & we have approved to purchase these items from Capitol Flag Co. One 35' Flagpole, (1) American Flag, & (1) Texas State Flag. We are working on getting a Website Maintenance Company that will maintain our POA website needs, such as updates, edits, & revisions. Website postings will be posted quarterly.

- **Director**: Rick reported he has been in contact with property owners regarding the following criteria needs of the New Construction of all new dwellings, and plans must be in accordance with the current Deed Restrictions. Explained that there are procedures & a policy in place upon submission of New Construction dwelling plans & a $2,500.00 deposit is required by the builder at the time of plans submissions. No New Construction Plans will be approved with out the New Construction Deposit of $2,500.00 being submitted with (2) sets of plans. Any and all New Construction changes must be approved by the Director of New Construction. All New Construction Deposits are due in full by the builder prior to commencing construction.

Committee Reports:

Architectural Control Committee (ACC)

- **ACC Chairperson: Diane Janak**
- Diane Janak reported violations were on the increase. Has sent several certified letters and will give a complete update at our June 2008 monthly meeting.

- **Maintenance Chairperson: Report:** Given by Diane Janak. Bio Landscaping has incorrectly mowed the required sections. Jimmy Janak will be in contact with Chris Cathey at Bio Landscaping in regards to the mowing errors.

Unfinished Business:

- Set date for Community Event for 2008
- Check with Commercial Property owner on having the two temporary poles located at 102 Saddlecreek Farms Dr. removed.
- Property Owners: Broken Fences
- New Construction, causing large street holes around the Estate sign area this will need to be tabled for a resolution.

With no further business needing discussed, motion to adjourn was made by Jerry Wilson. Motion was seconded by Diane Janak. Meeting adjourned at 9:10pm.

May 2008 Minutes Approved President: Jerry Wilson, majority in favor.

Minutes Taken & Submitted by:
Secretary: Martha Rios