Saddlecreek FARMS

Property Owners Association

Board Meeting Minutes
March 17, 2009
Crosby Community Center

President Jerry Wilson called the regular meeting to order at 7:12 p.m.

Board members in attendance: Jerry Wilson (President), Robert Simon (Treasurer), Diane Janak (Secretary)

Board Members absent: Rick Klepetko (Vice President), Dave Eaton (ACC Chairperson), Daryl Johnson (Director)

Guest(s): Chris Cathey of Bio Landscape and Maintenance

Approval of Meeting Minutes
Motion I: Robert Simon made a motion to approve the February 17, 2009 minutes. Motion seconded by Jerry Wilson. Motion carried.

Report of Officers

President: Jerry Wilson

- No update on Gate Company. Waiting on second proposal from Daryl Johnson.
- Chris Cathey with Bio Landscape and Maintenance presented the Bio contract for 2009. Chris will try to get a better communication on Bio visits and will contact Jerry with an estimate on mulch for playground area. **Motion II: Jerry Wilson made the motion to accept Bio 2009 contract. Diane Janak seconded motion. Motion carried**.
- Jerry will contact the commercial owner K.L. Bean to see if he intends to take over the maintaining of his property @ 102 Saddlecreek Farms. The mowing around the pond area at front entrance. The POA has been paying for the upkeep of that area not knowing it was not POA property.
- Budget proposal will be emailed to Board Members to be voted on.
- Jerry Wilson made a motion by email February 18, 2009 to accept the insurance premiums from the insurance carrier, Business Insurance Connection. In addition, Business Insurance Connection guaranteed Saddlecreek Farms POA the current 2009 premiums will be automatically renewed at the 2009 premium prices for three years. This also was made a motion by email. Both motions were accepted by the Board members. Motions carried.

Vice President: Rick Klepetko
Absent

- Report given by Jerry Wilson. Rick contacted property owners @ 610 Saddlecreek Farms by email in regard to Deed Restriction on driveway headers. Owners questioned existence of restriction, but complied after being made aware of Deed Restriction for headers on driveways.
- Rick getting proposal for bulkhead repair at park.

Secretary: Diane Janak
No Report

Treasurer: Robert Simon

- Robert presented the POA books review from Mr. John K. Murphy. In the review, Mr. Murphy had access to 2007 & 2008 POA books. Board members accept and acknowledge review of POA books.
- Robert presented the December 2008 treasury report and 2008 financial report. **Motion III**: **Jerry Wilson made a motion to approve the December 2008 treasury and the financial report for 2008. Diane Janak seconded the motion. Motion carried.**
- **Motion IV: Jerry Wilson made a motion to approve the February 2009 financial report. Seconded by Diane Janak. Motion carried.**
- **Motion V: Robert Simon made a motion to change 2008 late fee assessment on yearly maintenance fee from $125.00 to reflect what Deed Restriction states. Seconded by Diane Janak. Motion carried.**

Robert stated that one owner has paid this late assessment of $125 based on 2008 invoice. All future late assessments will be based on 30% of maintenance fee charge that is stated in the Deed Restrictions. This property owner will be refunded overage.

ACC Chairperson/Director: Dave Eaton- absent no report

Director: Daryl Johnson- absent no report

Meeting adjourned at 9:00 p.m.

Minutes by Secretary Diane Janak