

SADDLE CREEK

903 S. Texas Ave
College Station TX 77845
979-764-2500

BOARD of DIRECTOR'S MEETING AGENDA

April 29, 2021 @ 6PM

1. Call to Order – President

2. Roll Call/Establishment of Quorum (2/3) quorum called to conduct the meeting & recognize guests - Terry Thigpen and Lara Lewis from Beal Property

3. Review / Approve Previous Meeting Minutes - approved and on website – Agenda and notice of the meeting there was no agenda items from neighbors to be added to the agenda.

4. Financial Report - Treasurer

- 2020 4th Quarter Financial Report - on go with projects – completed work on the replaster of the pool and amount on target of budget price. Repairs have been completed as far as replacement of pump for waterfall on back pool and filters on front pool. Monthly bills are on target and remain about \$4000/month as in line of last year.

Recommendation to correct wording July 4th Event. \$4000.00 split to \$2500 for fireworks, \$1500 for more events for remaining of the year. \$1,200 for the spring clean up in March.

3. Management Reports – Beal Properties

- Dues/Delinquency Status - Lara – 1 property unpaid for 2021 dues – all others paid in full

- Violation Report – 39 active violations and majority remedied – run every 2 weeks for follow up

- Property and Project Updates – project for signage for pavilion – insurance friendly to reduce costs – Lara will provide examples. Maintenance – power wash pavilion and other small items to be repaired. New repairs to be made before May 1 pool opening.

6. Team Reports

- Landscape Improvement Team – removed bushes in front of pool, entrance cleaned up and new plants donated by landscape company.

CEO bids on new cameras for security and internet for pavilion. WiFi access point to possible release to renters. Benches for the tables at the pavilion will be provided by Lifetime picnic tables at no cost to SCHOA.

Pavilion and Entry Landscaping – pool and entrance with mulch and lights – CEO bid to install security cameras and internet. Contacted Lifetime Picnic Tables – they are providing benches at no cost to us.

- Architectural Control Team – great job on submittals – working to get information back asap – 3 day period to respond – homeowners are encouraged to contact ACT with any questions.
- Events Team – Spring Cleaning was success – 4th July underway, parade, food truck, ice cream contest, fireworks – May 1 pool opening – kite flying, ice cream truck, vendor market 9:00-1:00 for homeowners and guests – bbq cookoff in the fall and scavenger hunt are some ideas.
- Pool/Pavilion Team – work with flags and doing rounds to keep up with goings in that area
- Outreach Team – county working on ROW and working on acquisition and will be set within the next year. Still 12 people not registered with website and will encourage them to sign up.

7. Unfinished Business

- By-Laws Amendment Update – team for bylaws update held April 14 – split in 2 parts working to rewrite and update. Meeting biweekly – Final draft end of August – submit final product by September 1st.
- Attorney Memorandum Review – Attorneys were unable to attend the meeting and the attorney memorandum was not able to be prepared to address letter from the community to be tabled for next meeting.

8. New Business

Pavilion/Athletic Field Reservation Process – reservations for pavilion and athletic field are up and running on website under reservations tab. Reservation confirmation guidelines on agreement of the terms of the reservation of pavilion and athletic field. Remind folks to review website for use of the pavilion.

Pool Opening – May 1, unlocked, 6:00 am to 12:00 am daily

Emergency Number at pool – Beal Properties after hours number and day-time hours provided

Address Letter for Neighborhood Concerns – Chris Perkins organized a meeting to address concerns of neighbors and emailed to the board. We are working with legal counsel to have the correct answers to return to Chris.

Services that Beal Properties provided to the HOA are available as a handout to observers of the meeting.

9. Adjourn

Donnie made a motion to adjourn and seconded by Brenda. Anita declared meeting adjourned.