

# **Annual Membership Meeting of the Saddlewood Home Owners Association January 20, 2007**

## **Discussion Items**

Meeting was called to order at 10:00 AM at Frontier High School in Elizabeth.

**Members Present:** David McMahan, Walter Rosinus, Paul Sadowski, Joe Petersen, Ralph Swartz. and Jane Haber

## **Agenda Items:**

Ralph showed slides of the erosion damage occurring in our greenbelts and roads due to last year's storms. Ralph further discussed some of the proposed solutions that we are considering.

Ralph then discussed the declining condition of our roads and brought up our earlier discussions regarding partnering with Elbert County to get more gravel added to our roads. He said that based on his discussions with Elbert County Road and Bridge the cost to each home owner would be approximately \$400.00.

Next he brought up the topic of trees growing within the Right-of-Ways along the roadsides. He said that these trees were responsible for the county not being able to grade the gravel out from the ditches onto the road way, which is one reason our roads are in the shape they are. Ralph said that the county is working on ordinances regarding vegetation within the Rights-of-Ways.

Ralph then briefly explained that because of the membership's desire not to incur a dues increase in 2006 we only offered the tree chipping service in the spring on a pay for use basis, and reduced or eliminated other services to stay within the budget and not get into the reserves. However, because of the upcoming need to address the erosion problems and the perceived desire from the membership to reinstate some of the services eliminated last year that we raised the annual dues from \$50.00/annum to \$75.00/annum.

**Sheriff Frangis Updates:** Elbert County Sheriff Frangis was at this meeting and gave some updates on what his department is doing and passed out some contact lists and statistics on the type and amount of sheriff department responses for '06. He also informed us of the increase of Meth Labs in the area and the increased crimes and other user problems that have occurred along with this situation. He also informed us of their ability to supply random vacation checks of your home when you are away.

## **Covenants Committee:**

After the Sheriff's updates Paul Sadowski and Joe Petersen gave an update of the work we have been doing to revise our covenants to come into compliance with recent Senate Bills 05-100 and 06-089 and our desire to make them easier to understand. They further explained the process we would be pursuing to get these changes to them for review, comment, and approval.

**Budget** – Walter Rosinus passed out the End of Year Budget figures for 2006 and showed a Power Point slide on the budget the board put together for 2007.

**Membership Questions/Input:**

There were some questions and discussion around the erosion problem and costs.

- How did we arrive at the cost estimates
- Matching Grant Monies for remediation
- Bid process for work to be contracted

There were also a few comments about the small amount of money we had in the 2007 for legal work considering the perceived need to have an attorney review any changes we might want to implement in the Covenants and By-Laws.

**Meeting Adjourned at 12:30 p.m..**