**Saddle Rock Ranches – Homeowner Meeting Minutes**

**May 14, 2013**

Information from the HOA Board:

* Need to schedule Neighborhood Clean-Up. BBQ to follow.
* Be vigilant about Neighborhood Watch activities and consider increased lighting around our homes – attempted or actual break-ins continue to occur.
* We need 2 new members for the ACC (Architectural Control Committee) and 1 new member for the HOA Board – interest sheets were passed around for both.
* HOA Treasurer reported that the “voluntary” $100 annual dues notice would go out for 2013, as we continue discussions on the proposed mandatory dues structure.

Structured presentation was made on multiple aspects of the proposed mandatory dues structure.

Main highlights:

* Overall goals: increase consistency, validate that covenants are not voluntary, share neighborhood responsibilities and support volunteers, improve communication, maintain quality of life and property values, leverage purchasing power.
* Emphasis that the HOA has the right to enforce the covenants, but not the ability to do so (from a funds and time perspective).
* Proposed annual dues amount is $325 per household; a budget was presented to break down use of the funds.
* A 3-tiered structure would be put in place for changing the annual dues amount; a change of 3% or less could be approved by the HOA board; a change between 3.1-9.9% would require a certain percentage of the neighborhood; a change over 10% would require a greater percentage of the neighborhood. The annual budget will be presented and voted on every November, and neighbors can vote in person or by proxy.

Comments from neighbors in the Q&A session:

* Proposed initial dollar amount of mandatory dues is reasonable, at $325 per year per homeowner, including trash & recycling pickup; components of estimated annual budget were reasonable as well.
* Various neighbors would like to see if the trash component of the dues could be separated from the remaining portion of the dues – suggestions were made and solutions are being considered.
* Having leverage with Waste Management was discussed from both a price and service standpoint – protections would be asked to be written into our contract with WM and the existence of multiple different trash vendors should help provide leverage.
* Consistency with covenant enforcement is a desired benefit of the new structure.
* Minimizing legal issues and handling covenant issues internally but with a small amount of management company support is a desired benefit.
* From an administrative efficiency standpoint, the dues would be paid annually, but other arrangements could be made as the need arises.
* Comments were tabled that pertained to building & fencing materials allowed by the covenants, since changes/clarifications of those nature do not impact the current proposal. Changes to the covenants, outside of the proposed mandatory dues, would be a different discussion.