**Saddle Rock Ranches, HOA Meeting, Tuesday, September 10, 2013**

The meeting was called to order by Deanne Bihler, the only board member present from the HOA. Also present were members of the neighborhood improvement committee, and representatives from approximately 9 households.

**Treasurer’s Report:**

$12000 in HOA account

71 homeowners paid the voluntary HOA fee of $100, which is significantly more than in the past.

Money has been spent on attorney fee’s, postage, printing, spring clean, sprinkler repairs and gifts

**CenCON Review**

Minutes now posted on SRR HOA web site, srrhoa.org

Upcoming elections including Mayoral Race and District 3 Rep

Telecomm Ballot Issue

Sept 14th is Dog Days. License your dog for 3 yrs for cost of 1 yr

**Fence Update**

Katie Coleman, Beth Giles and Kevin Keator all walked neighborhood in July marking fence problems

Connor Lindsey was hired to repair.

Anticipated completion date is Oct 5th. Bills will be mailed from HOA shortly thereafter. Each homeowner will be responsible to pay for their fence.

Special thanks to Lynn Giles for fixing several rails throughout the neighborhood.

**Halloween Hayride**

October 31st  Meet 4:45 at park on Euclid. Ride begins at 5pm

Put a pumpkin near your mailbox to alert hayride to stop at your house.

Kelly Akulschin will make flyers, Beth Giles offered to distribute them.

**SRR Email Addresses and Web Site**

Discussion regarding use of web site and email addresses for group distribution of non-neighborhood related activities or information.

Discussion regarding development of Google or Yahoo Group or FaceBook page for non-business related information. Other suggestions welcomed and facilitator of this appreciated.

***DECISION: The SRR HOA web site and email addresses will be used only for neighborhood business.***

**EllieWhite Foundation**

Cookie Carlson talked briefly about a 5K hosted by her family to benefit her granddaughter, Ellie White, who has Wolfram Syndrome. 5K held Saturday, September 14th. Info at elliewhitefoundation.com

**Mandatory Dues and Straw Poll Results**

Wayne King summarized the results of the neighborhood straw poll from June 2013.

Approx 60% of the neighborhood turned in ballots. 25 Yes votes with Trash, 2 Yes votes without trash and 21 No votes.

For the amendment to pass, it will require 41 homes to vote in favor of the change.

Discussion regarding amendment and next steps

The Tax District is responsible for the Common Areas, to include maintenance/repair of the bridle trails, certain fences, entrances, neighborhood park & surrounding area, neighborhood gazebo, and neighborhood riding arena.

The Tax District cannot pay for or assist with other expenses, including the enforcement of covenants.

Misconception of HOA dues is voluntary means no covenants when in fact, Covenant Compliance is not voluntary

The goal of mandatory dues is to add a predictable revenue stream and allow the HOA to plan and budget. It will also create a more professional organization, with transparency, better communication and mechanisms to maintain & access current documents.

To provide the HOA with the ability to consistently enforce our covenants. The existence of voluntary dues causes our Articles of Incorporation and our Declaration of Covenants not to be legally bound together. As a result, even though the Articles of Incorporation provide the power for the HOA to enforce covenants, the HOA does not have the ability or funds to do so under the structure of voluntary dues.

To provide bulk services at a significant cost savings. We are currently focused on a bulk trash/recycle contract with Waste Management, and under such a contract, the neighborhood would pay $132 per year per homeowner, which cost would be included in the annual HOA dues.

To ensure equity amongst all homeowners related to sharing of costs, such as maintaining our documents and enforcing our covenants, which should benefit all homeowners in their property value.

**DECISION: The neighborhood committee will move forward and mail the amendment and any other required information along with an official secret ballot to all neighbors asking for their official vote. Ballots and info will be mailed early in October with a return date a few days prior to the next HOA meeting. Ballots will be opened at the November 12th meeting.**

**Christmas Party and Decorating**

Kevin Keator offered to purchase new wreaths out of HOA funds for the entrances.

Jennifer Sales will call Jack’s Window and Carpet for a quote on lighting tree’s at the entrances.

Jack's Window and Carpet charges $1650 in year 1 for lights-LED mini white (then we own them), install and takedown. This includes lights for the 40' tree at Euclid and 2-30" trees on Picadilly.

Year 2 is $1050 for install and takedown.

Jack's will store lights for free.

Jack's will offer a 10% discount to any Saddle Rock Ranches neighbor who wants lights installed when we group it all together.

Xmas Party will be held at Saddle Rock. Tentative dates Dec 1 or 8. Beth Giles and Kelly Akulschin will determine the date

**Street Sign Change/Removal**

Wayne King called city of Centennial to ask to have stop sign removed from Euclid and Picadilly intersection and directional arrows added and/or yield. Decision from city pending.