

**Minutes of the Regular Meeting of  
SADDLEBACK LODGE HOA  
Board of Directors  
June 2, 2007  
Continental Country Club**

1. **Call to Order:** Keith Spidel, President, called the meeting to order at 8:30 AM. Directors in attendance: Keith Spidel, Julie Stevenson, Bob Kritsberg, Bill Wright, and Dave Washabau. Also in attendance: David Evans, property manager.
2. **Approval of Minutes:** The minutes for April 28, 2007 regular board meeting were reviewed. **MSC (Motion, Second, Carried) to approve the minutes of April 28, 2007.**
3. **Property Owner Input:** Larry and Jo Ann Martin, #48, Jeff Scott, #35, and Tom and Ruth Spangler, #63 were present to discuss the board's early decision to not replace the trees that had been cut down behind unit 63. Spangler believes that the removal of the trees has lessened the attractiveness of his property. Spangler mentioned that he was willing to work with the board regarding the cost of new trees. The board asked Spangler to come back with a specific proposal, and he agreed to do so.
4. **Financial Report**
  - a. Treasurer Kritsberg reported that as of March 31, 2007 the Association had current assets of \$237,264. Year-to-date income is \$46,797 and expenses are \$42,107. This is surplus of \$4,077.
5. **Delinquent Accounts:** The board reviewed the delinquent accounts.

Lot	Balance over 60 days	Last Payment	Notes
124	\$378.12		

6. **ACC Request:**
  - a. The submittal from Lawrence, #11, for the railing at the bottom of the deck stairs was reviewed. It was noted that the rail had been built without approval and that this had been discussed with Lawrence at the April board meeting. The stated purpose of the railing is as a safety feature in the event of fall caused by a disability. Some directors had looked at the rail and found it to be acceptable. **MSC to approve the rail as submitted and built.**
7. **Tree Replacement Policy:** No discussion.
8. **Painting and Siding:** Evans said that Adan Painting has finished work on all buildings with the exception of the walls that will be replaced. He said that he would schedule the siding replacement for early September.
9. **Landscape maintenance:**
  - a. **Maintenance Contract:** The work for the past month has focused on the interior of the complex. The contractor will now shift to the weeds and maintenance on the outside (back) area. Washabau and Evans had walked the property with the contractor to review work accomplished to date and plans for future months. Washabau stated that he had asked the contractor to furnish a brief description and rough schedule of the planned work items. Evans stated that the contractor informed him that this had not yet been done.
  - b. **Third Fairway:** Evans reported that the weeds behind units 33 through 36 had been sprayed one time and will be sprayed a second time. After the weeds are killed, the preparation for laying gravel will continue.

**10. Insurance Resolution:** No report.

**11. CC&R Review:** Articles I through V were reviewed and various changes were recommended. Article VI through IIX will be reviewed at the next meeting.

**12. Other Business:**

- a. There are a few decks that have not been painted in accordance with the association's guidelines. Evans will inspect.
- b. Kritsberg stated that the Fultons would soon be re-submitting the plans for their deck expansion, which had been previously sent back for additional information. He asked if it was possible for a couple of directors to review the plans once submitted and to approve the request if the submittal met all requirements. Evans will call Stevenson and Washabau when the submittal is received.
- c. There is concern that a homeowner may be installing an air conditioner without prior approval. Evans will send a letter reminding the owner of the association's air conditioner policy.
- d. The need to have a follow-up inspection to any approved modifications was discussed. No action was taken, but it was generally considered to be a good idea.
- e. The need for additional dog cleanup signs was discussed. Evans will have some additional signs posted.
- f. The location and size of the bulletin board was discussed. Spidel will be building it soon.

**13. Next Meeting:** July 3 at 7:30 AM.

**14. Adjournment:** The meeting adjourned at 10:46 a.m.

Respectfully Submitted

David Evans  
Association Manager