

**Board Meeting
Stable Ridge Homeowner Association**

Date: August 3, 2022

Time: 10:00AM

Present: Mike Raso, Joe Bommarito

Unfinished Business:

- 1. Rental Information: Review Articles I #8, V #8, VII #1(a) – (f) Section 2.(a). Call Mr. Porter from Black Jack. Reviewed the articles and the board believes they can move forward with an amendment to the covenants. Will seek legal opinion and try to get amendment verbiage.**
- 2. Swimming pool: Spoke about the pool and lack of cooperation with owner. Mike to send letter requesting them to comply or we will move forward with violation penalty per the covenants.**

New Business:

- 1. Financial Page change: will cost \$25.00 to remove the request prompt. Agree to remove HOA board approval and make this visible on website.**
- 2. Silvertrail homeowner: Met with owner 7/15/22 about water in rear yard from new storm sewer installed by new development. Nowhere for water to go. Letter sent to Councilman Kyle on 7/15/22, no response yet. We will reach out to Councilman Kyle again.**
- 3. Requests for approval: 3264 Saddleridge, Patio cover (14X24), 3272 Saddleridge, existing deck extension. These have been approved**
- 4. Boat letters sent: Trailridge and Carriage Crossing, boats have been moved.**
- 5. Email from resident on Silvertrail 7/18/22 about above ground pool. Response sent 7/19/22 that they are not allowed. Received another email and another response sent and Joe called and left a message.**
- 6. National Night Out? After discussion it was determined there is not enough turn out to warrant the cost of mailers and food truck minimum guaranteed amount. Will revisit next year.**
- 7. Letter from City and Village for delinquent assessments: discussed and agreed to move forward with legal action for all over 3 years in arrears. Joe will notify City and Village.**

8. **3281 Saddleridge Dr. being sold scheduled closing 7/28/22. This was a rental home and they are buying it.**

Open Discussion:

1. **Common Ground review: Are we happy with the work so far? The board is happy with the new contractor.**
2. **3317 Saddleridge Dr. Trailer moved**
3. **3390 Saddleridge Ct. replace pavers under deck (approved)**
4. **The board went through current emails received and after discussion, Mike will check on addresses we were sent by homeowner for yard maintenance on Steeple Hill, sheds at addresses sent, and above ground pool on Carriage Crossing. Violation letters will be sent.**

Adjournment: 11:30 am