

Topic: Combining Saddle Creek Home Owners Associations (HOA) associations into the Saddle Creek Community Services District (CSD)

### Current organizational configuration

The SC CSD covers road, street light, security gate, landscaping, and storm drain maintenance within Saddle Creek. The SC HOA's cover some properties within Saddle Creek for architectural review and CC&R enforcement. The HOA's are comprised of Copper Ridge, Master, Copper Glen, and Lodge Bungalows.

### Issues with current organizational configuration

The CSD covers all properties within SC but the HOA's do not. There are properties that are not in any HOA. Each HOA has its own board and pays for its own management company. Multiple organizational layers make it difficult for residents, vendors, and developers to understand the roles and responsibilities of the HOAs and make best use of the community resources.

### Possible solution

Combine the SC HOAs and CSD into one organization.

### Pros

- Fewer boards and elections
- Lower management fees yield savings for residents
- Possibly more control to residents over architectural decisions
- Less confusion on lines of demarcation among various entities
- Improved sense of community -- we are all in this together

### Cons

- CSD assumes unfamiliar duties
- Enforcing CC&Rs can be difficult
- CSD would have to fund those HOA functions that require time and people
- Legal fees to study and enact the conversion

### Path forward

Discuss feasibility of combining CSD and HOAs with CSD Board. Reach out to HOA boards at a future date if deemed appropriate.