



SADDLERIDGE HOMEOWNER'S ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
21 January 2003

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OPENING OF MEETING

An open forum began at 6:30 p.m.

1. Cecil Gibson reported that he will be leaving his position on the Planning & Zoning commission. He will speak to possible candidates interested in applying for this two year position.

Cecil also reported the barricade is down and the potholes are in need of repair. He informed the board, that the water well at the South entrance is on private property and the owner, Ms. Garcia has the property for sale. This would present a potential problem should our verbal agreement end. SHOA may need to drill a well on the commons.

The January meeting of the Board of Directors began at 7:00 p.m. In attendance were Bob Wilson, Jim Beall and Linda Rivera. The board conducted routine discussion of old business and new business issues.

REVIEW AND APPROVAL OF MINUTES OF LAST MEETING

Minutes of the December 2002 meeting were read and approved as submitted.

REVIEW AND APPROVE CURRENT AGENDA

Current agenda was reviewed and approved as submitted.

OLD BUSINESS/NEW BUSINESS:

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1. **No legal issues.**
 2. **Maintenance / Repair:** Pat Caballero was unavailable...this item was tabled.
The amount for repairs was amended. The contingency fund was raised to \$1,000.00.
 3. **CD** - motion made and seconded to follow laddering approach as presented. Jim Beall will poll the board to confirm rate on or before 2-11-03. Financial statements attached.
 3. **Resident follow-up:** Linda Rivera will check with the tax office to obtain updated addresses.
 5. **Zoning Issues:** Cecil Gibson spoke at the open forum.

REVIEW MONTHLY FINANCIAL STATEMENTS

Jim Beall stated that 53% of the budget is in!! The deadline for all maintenance fees to be in is January 31, 2003. Reminder letters will be going out mid to late February.

NEW BUSINESS:

1. The Annual meeting is set for April 19, 2003. Glenda Nuckols and Larry Cosby have agreed to chair the event.
2. A letter will be sent out to all property owners. Linda Rivera will handle this.
3. Jim Beall will sent out follow up letters March 1st. He will get with Lee Gibson to update database with new addresses he has received.
4. Water softner - Bob Wilson will contact Dean LaFever in regards to the key, to see if the current degasifier is needed.
5. Property owners directory - The consent of the board is that this matter will need to be addressed at our annual meeting, to see if there would be an interest. Jim Beall will respond by email to the interested party.
6. Lawn Maintenance - Bob Wilson will contact Dean as to the obligations, if any.
7. Website: Jim Beall presented the idea of setting up an automatic payment. The motion was made and approved by all. (This will help reduce expenses: stamps ect.)
8. Checklist - Contact Susan Baker to see if there is a check list for cleaning, then we will make a motion at our next meeting.
9. Carolyn Nichols - will be invited to the annual meeting to speak to property owners.

NEXT MEETING: February 18, 2003

ADJOURNMENT: 8:15 p.m.

Previous month's minutes: [April](#) [May](#) [June](#) [July](#) [September](#) [October](#) [November](#) [December](#)

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