



**MINUTES**  
**SPOA BOARD MEETING**  
**January 19, 2015**

**Open Forum 6:30 PM**

Three residents stopped by to observe the meeting, with one discussing a new residence construction issue.

**Board Meeting 7:00 PM**

- **Review and Approval of Minutes** – George Graham submitted the previous month's Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** – Bob Eastlake & Phil Suckling submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
  - Wanted: Neighborhood Watch Block Captain, Firewise Coordinator, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions; mainly, one Neighborhood Watch Block Captain, and a Firewise coordinator. Although there is one interested prospective volunteer for the Block Captain position, Board members will be approaching residents for help with the other positions. This item will remain open until some volunteers step up.
  - Annual SPOA Dues – The annual SPOA Dues are now due (payment due date was December 31; \$96 for single-lot owners, and \$192 for those owning 2 or more lots). As of the meeting date, only about 50% of the 182 owners have paid their dues. Per the SPOA Covenants & Restrictions, after January 31, interest will be added to the amount due for lots remaining unpaid (interest accrues from January 1). Those owners who are chronically late year after year can expect a Board member to contact them with a gentle reminder. Per the SPOA Covenants & Restrictions, a lien can, and will, be filed against any property that is in arrears on dues. This item will remain open.
- **New Business:**
  - Fence/barrier destruction between Saddleridge (Mission Trl.) and Fulton

Ranch Rd., and associated illegal “crossing” across private property – On January 12, persons unknown used a Bobcat (or other equipment) to move some of the large blockade rocks stationed at the end of Mission Trl., and have started to use the new gap (and Saddleridge) as a shortcut between Fulton Ranch Rd. and points unknown. Authorities were notified. One of our residents that lives toward the end of Mission Trl. (Allen Adelson) graciously used his equipment to move the rocks back into place (Thanks, Allen!!). The Board and Hays County Deputies will monitor the area for further incursions. SPOA President Bo Garrett talked to various Hays County officials to check on what can be done to keep this from happening again; such as possibly placing a “Jersey Barrier” (or other heavy-duty blockade) at the end of the street, and adding a “No Outlet” sign by the Saddleridge Dr. / Mission Trl. intersection. SPOA does have permission from the owner of the property at the very end of Mission Trl. (which is not part of Saddleridge) to do whatever is needed to close this hole in our border. After some research, the Board found the price of Jersey Barriers to be way over budget (but its still on the table as a fall-back possibility). Hays County also does not have any extra barriers they could give us. An option that looks good at this point is to plant a number of blocking poles along the gap. A number of 6-foot tall, 6-inch diameter creosote poles can be bought quite cheaply; and planted 3-feet deep (3 feet sticking up) with a cable or chain strung along them may be enough to stop the traffic flow. Of course these folks may bring in a chain saw to get through, but that would be quite noisy and attract more attention to their actions. This item will remain open.

The meeting was adjourned at 7:30 PM.

10:50 AM  
02/04/15  
Cash Basis

**Saddleridge Property Owners Association**  
**Balance Sheet**  
As of January 31, 2015

|                                       | <u>Jan 31, 15</u>        | <u>Jan 31, 14</u>        | <u>\$ Change</u>       |
|---------------------------------------|--------------------------|--------------------------|------------------------|
| <b>ASSETS</b>                         |                          |                          |                        |
| <b>Current Assets</b>                 |                          |                          |                        |
| <b>Checking/Savings</b>               |                          |                          |                        |
| Ozona CD #305501                      | 25,247.77                | 25,191.53                | 56.24                  |
| Ozona CD #305552                      | 25,225.57                | 25,175.18                | 50.39                  |
| Ozona Checking                        | 16,188.27                | 10,144.97                | 6,043.30               |
| Ozona Money Market                    | 41,470.58                | 40,426.59                | 1,043.99               |
| <b>Total Checking/Savings</b>         | <u>108,132.19</u>        | <u>100,938.27</u>        | <u>7,193.92</u>        |
| <b>Accounts Receivable</b>            |                          |                          |                        |
| Accounts Receivable                   | -8.00                    | -16.27                   | 8.27                   |
| <b>Total Accounts Receivable</b>      | <u>-8.00</u>             | <u>-16.27</u>            | <u>8.27</u>            |
| <b>Total Current Assets</b>           | 108,124.19               | 100,922.00               | 7,202.19               |
| <b>Other Assets</b>                   |                          |                          |                        |
| Saddleridge Property                  | 80,500.00                | 80,500.00                | 0.00                   |
| <b>Total Other Assets</b>             | <u>80,500.00</u>         | <u>80,500.00</u>         | <u>0.00</u>            |
| <b>TOTAL ASSETS</b>                   | <b><u>188,624.19</u></b> | <b><u>181,422.00</u></b> | <b><u>7,202.19</u></b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                          |                          |                        |
| <b>Equity</b>                         |                          |                          |                        |
| Opening Balance Equity                | 110,823.40               | 110,823.40               | 0.00                   |
| Retained Earnings                     | 71,593.85                | 62,067.95                | 9,525.90               |
| Net Income                            | 6,206.94                 | 8,530.65                 | -2,323.71              |
| <b>Total Equity</b>                   | <u>188,624.19</u>        | <u>181,422.00</u>        | <u>7,202.19</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b><u>188,624.19</u></b> | <b><u>181,422.00</u></b> | <b><u>7,202.19</u></b> |

02/04/15  
Cash Basis

**SPOA**  
**P & L Budget vs. Actual**  
**January 2015**

|                                 | Jan 15   | Budget    |
|---------------------------------|----------|-----------|
| <b>Income</b>                   |          |           |
| Clubhouse Usage Fee             | 75.00    | 25.00     |
| HOA Dues Collected              | 8,928.00 | 96.00     |
| Interest Income                 | 14.16    | 12.53     |
| Resale Cert. Fee                | 50.00    | 50.00     |
| Transfer Fees                   | 100.00   |           |
| <b>Total Income</b>             | 9,167.16 | 183.53    |
| <b>Expense</b>                  |          |           |
| <b>Accounting</b>               |          |           |
| Accounting-Bookkeeper           | 175.00   | 160.00    |
| <b>Total Accounting</b>         | 175.00   | 160.00    |
| <b>Bank Charges</b>             |          |           |
| Safe Deposit Box                | 40.00    | 40.00     |
| <b>Total Bank Charges</b>       | 40.00    | 40.00     |
| <b>Clubhouse Expenses</b>       |          |           |
| Cleaning                        | 50.00    | 50.00     |
| Drapes                          |          | 1.00      |
| Entrance Fence Repair           |          | 1.00      |
| Entrance Sign                   |          | 1.00      |
| Fence Repair                    |          | 1.00      |
| Heating and AC                  |          | 85.00     |
| Pest Control                    | 102.84   | 102.84    |
| Trash                           | 80.74    |           |
| Water softener monthly maintain |          | 22.95     |
| Wellhouse Expenses              |          | 1.00      |
| <b>Total Clubhouse Expenses</b> | 233.58   | 265.79    |
| Clubhouse Fees                  |          | 1.00      |
| Computer Database               |          | 1.00      |
| Contingency Fund                |          | 1.00      |
| Dues                            |          | 1.00      |
| Dues Refund                     | 96.00    |           |
| <b>Improvements</b>             |          |           |
| Microwave                       |          | 1.00      |
| New water softener              |          | 1.00      |
| Roof                            |          | 1.00      |
| Improvements - Other            |          | 1.00      |
| <b>Total Improvements</b>       |          | 4.00      |
| Lawn Maintenance                | 162.38   |           |
| Lease of Water Equipment        |          | 1.00      |
| Mailings                        | 49.00    | 144.60    |
| Misc                            |          | 1.00      |
| <b>Miscellaneous</b>            |          |           |
| ACC Office Supplies             |          | 1.00      |
| Office Supplies                 |          | 1.00      |
| Plaque                          |          | 1.00      |
| Printer Cart.                   |          | 1.00      |
| Software                        |          | 1.00      |
| Website Domain                  |          | 1.00      |
| <b>Total Miscellaneous</b>      |          | 6.00      |
| Neighborhood Watch              |          | 1.00      |
| PEC Electricity                 | 275.52   |           |
| Reconciliation Discrepancies    |          | 1.00      |
| Reserve Fund                    |          | 1.00      |
| S. Entrance Water               |          | 1.00      |
| Taxes                           | 1,928.74 | 1,736.72  |
| Uncategorized Expenses          |          | 1.00      |
| Water Well Electricity          |          | 1.00      |
| <b>Total Expense</b>            | 2,960.22 | 2,369.11  |
| <b>Net Income</b>               | 6,206.94 | -2,185.58 |



## COMMITTEE ACTIVITY REPORT

Date: January 2015

### Architectural Committee

Chairperson: Rick Cardenas 847-7363

1. Garage addition being approved for Nunley's (500 Arrowhead Pass).
2. Ken & Jackie Rice will be clearing an entry road on their property, lot 87, 723 Saddleridge Dr. in preparation to build their home. No home plans yet, just a road. They have been advised of the precautions to take if they plan to burn debris from road clearing.

### Maintenance Committee

Chairperson: Open (Bo Garrett & George Graham filling in)

Nothing to report.

### Landscape Committee

Chairperson: Ron Steel 392-0542

Nothing to report.

### Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

No Clubhouse rentals in December.

### Neighborhood Committee

Chairperson: Cecil Gibson 847 0207

Did not report.

### Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

### Nomination Committee

Chairperson: Open

### Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.