



**MINUTES**  
**SPOA BOARD MEETING**  
**January 20, 2020**

**Open Forum 6:30 PM**

There were no Open Forum items.

**Board Meeting 7:00 PM**

- **Review and Approval of Minutes** – George Graham submitted the previous month's Meeting Minutes for approval via earlier email. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** – Bob Eastlake and Rick Allen submitted the Treasurer's Report for approval. The Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report for approval via earlier email. The Committee Report was approved as submitted.

• **Unfinished Business:**

- **SPOA Projects for 2020** – The Board, Maintenance Committee, Architectural Committee, and Landscape Committee continue to work a list of desired improvement projects for 2020 (continued from the 2019 list). Numerous items have been and are being considered; with forty projects completed in 2019. The 2020 list so far has 8 items to be worked. This item will remain open.

**SPOA 2020 Dues** – The SPOA 2020 Dues Invoices were mailed late November to all residents at their address on record. Dues payments were due by January 1, 2020. As of this meeting, 20 property owners are now delinquent on submitting their dues. A mid-month email reminder was sent out; and one more late-month final reminder will be sent out. Those delinquent after January 31 will have the 18% interest penalty added (as accrued from Jan. 1) to the amount due; and may also be subject to having a lien placed on their property for the amount due (Hays County lien filing fees will also be added to the amount due). This item will remain open.

• **New Business:**

- **Covenant Violations – Trailer Parking** – A number of Saddleridge residents have brought complaints to the Board regarding trailer parking on 2 different Saddleridge properties. After contacting the owners of the 2 properties, it was learned that one trailer was parked out front to allow room to replace the flooring in the trailer. As this is just temporary parking for a maintenance event, no action will be taken at this time. The other trailer is in violation of the Covenants due to (1) where the unit is parked, and (2) due to the fact that it is being inhabited full-time. The Board is currently trying to work out a

solution to this violation with the property owner (no immediate legal action planned; but legal action is still a possibility).

The meeting was adjourned at 7:40 PM.

01/01/20  
Cash Basis

**SPOA**  
**Balance Sheet**  
As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Broadway Bank CD 7439	51,322.34	0.00	51,322.34
Broadway Bank CD 7440	25,138.63	0.00	25,138.63
Ozona CD #305501	0.00	25,485.44	-25,485.44
Ozona CD #305552	0.00	25,437.98	-25,437.98
Ozona Checking	26,385.85	22,563.39	3,822.46
Ozona Money Market	16,711.25	41,651.37	-24,940.12
<b>Total Checking/Savings</b>	<u>119,558.07</u>	<u>115,138.18</u>	<u>4,419.89</u>
<b>Accounts Receivable</b>			
Accounts Receivable	-566.59	-490.59	-76.00
<b>Total Accounts Receivable</b>	<u>-566.59</u>	<u>-490.59</u>	<u>-76.00</u>
<b>Other Current Assets</b>			
Undeposited Funds	0.00	288.00	-288.00
<b>Total Other Current Assets</b>	<u>0.00</u>	<u>288.00</u>	<u>-288.00</u>
<b>Total Current Assets</b>	<u>118,991.48</u>	<u>114,935.59</u>	<u>4,055.89</u>
<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>	<u><b>199,491.48</b></u>	<u><b>195,435.59</b></u>	<u><b>4,055.89</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	84,612.19	80,844.08	3,768.11
Net Income	4,055.89	3,768.11	287.78
<b>Total Equity</b>	<u>199,491.48</u>	<u>195,435.59</u>	<u>4,055.89</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>199,491.48</b></u>	<u><b>195,435.59</b></u>	<u><b>4,055.89</b></u>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through December 2019

	Jan - Dec 19	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Clubhouse Usage Fee	150.00	500.00
HOA Dues Collected	19,925.00	20,068.00
Interest Assessed Fees	84.25	11.52
Interest Income	618.56	150.65
Resale Cert. Fee	550.00	800.00
Transfer Fees	450.00	850.00
Uncategorized Income	0.03	
<b>Total Income</b>	<b>21,777.84</b>	<b>22,380.17</b>
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	2,504.04	2,220.00
<b>Total Accounting</b>	<b>2,504.04</b>	<b>2,220.00</b>
<b>Annual Septic Contract</b>	<b>245.00</b>	<b>245.00</b>
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
Service Charges	10.48	5.00
<b>Total Bank Charges</b>	<b>50.48</b>	<b>45.00</b>
<b>Clubhouse Expenses</b>		
Cleaning	100.00	600.00
Cleaning Supplies	32.45	36.00
Furnishings	162.31	0.00
Insurance	373.10	373.10
Maintenance Labor	105.51	2,400.00
Misc	800.31	60.00
Pest Control	411.36	411.36
Plumbing Repairs	60.28	120.00
Repairs	224.32	180.00
Trash	458.44	401.42
<b>Total Clubhouse Expenses</b>	<b>2,728.08</b>	<b>4,581.88</b>
<b>Dues and Subscriptions</b>	<b>0.00</b>	<b>130.00</b>
<b>Food for Saddleridge Meetings</b>		
Food for Annual BBQ	903.33	800.84
Neighborhood Watch	178.63	300.00
<b>Total Food for Saddleridge Meetings</b>	<b>1,081.96</b>	<b>1,100.84</b>
<b>Improvements</b>		
<b>Landscaping</b>		
Entrance	7.00	
Landscaping - Other	215.56	
<b>Total Landscaping</b>	<b>222.56</b>	
<b>Total Improvements</b>	<b>222.56</b>	
<b>Insurance-HOA Liability</b>	<b>3,809.00</b>	<b>727.00</b>
Insurance, D&O	0.00	3,057.00
Lawn Maintenance	1,480.00	1,860.00
Legal-Attorney Fees	0.00	180.00
<b>Mailings</b>		
Box 924	88.00	
Mailings - Other	352.41	60.00
<b>Total Mailings</b>	<b>440.41</b>	<b>60.00</b>
<b>Misc</b>	<b>9.64</b>	<b>120.00</b>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
January through December 2019

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	<u>Jan - Dec 19</u>	<u>Budget</u>
<b>Miscellaneous</b>		
Legal Records	0.00	72.00
Office Supplies	0.00	84.00
Software	0.00	220.00
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<b>Total Miscellaneous</b>	0.00	376.00
<b>PEC Electricity</b>	1,825.83	1,618.83
<b>Taxes</b>	2,957.55	2,033.22
<b>Web Hosting Fees</b>	367.40	180.00
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<b>Total Expense</b>	17,721.95	18,534.77
<b>Net Ordinary Income</b>	4,055.89	3,845.40
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<b>Net Income</b>	<b>4,055.89</b>	<b>3,845.40</b>
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## COMMITTEE ACTIVITY REPORT

Date: January 2020

### Architectural Committee

Chairperson: Adrienne Cocita 214-693-5775

1. Approval of fence for 600 Arrowhead Pass.
2. Approval of fence replacement for 500 Arrowhead Pass.
3. Approval of well pump house for 600 Mission Trl.

### Maintenance Committee

Chairperson: Ron Roberts 830-613-6160

Nothing to report.

### Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

### Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Did not report.

### Neighborhood Watch Committee

Chairperson: Position Open

The SPOA is looking for a new Neighborhood Watch Coordinator.

### Website Committee

Chairperson: Joe Williams 512-750-4274

Added the December minutes to the Documents page.