



MINUTES
SPOA BOARD MEETING
January 17, 2022

Open Forum 6:30 PM

As there were no Open Forum items, and no one else in attendance other than the four Board members, the Board Meeting was started early.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – George Graham submitted the previous month's Meeting Minutes for approval via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – Lon Howard submitted the Treasurer's Report for approval via earlier email from the SPOA Bookkeeper. 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:**

- Covenants Compliance Issue – A Saddleridge Covenants compliance legal action is now under consideration for one property (Lot 23) regarding continued violation of certain sections of the Saddleridge Covenants. The first step in the legal process has been completed; a USPS-delivered Certified letter as mandated by the Texas Property Code (delivered on Oct. 19th) giving notice of the violations. At the time of this meeting, the lot owner had neither cured the violations nor requested a hearing before the Board.

After Board discussion on the matter, a motion was made to proceed with legal action against the owner of Lot 23 to secure compliance with the Covenants and remedy the violations cited in the previously-delivered notice. The motion was seconded, and then put to a Board vote. The motion was approved by a vote of four to zero.

This item will remain open.

- SPOA 2022 Annual Dues -- The SPOA 2022 Dues Invoices were mailed in late November to all residents at their address on record. The mailing included both the invoice and a stamped return envelope. Dues amounts remained unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments were due by January 1, 2022. As of this meeting, there are 18 property owners delinquent on their Dues payment. The SPOA Treasurer will be contracting those 18 property owners. This item will remain open.

- **New Business:**
 - No New Business

The meeting was adjourned at 7:05 PM.

SPOA
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>	<u>Dec 31, 20</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Broadway Bank CD 7439	52,461.26	52,461.26	0.00
Broadway Bank CD 7440	25,696.49	25,696.49	0.00
Ozona Checking	37,426.30	35,473.73	1,952.57
Ozona Money Market	16,731.77	16,723.40	8.37
Total Checking/Savings	132,315.82	130,354.88	1,960.94
Accounts Receivable			
Accounts Receivable	-877.09	-876.59	-0.50
Total Accounts Receivable	-877.09	-876.59	-0.50
Other Current Assets			
Undeposited Funds	0.00	192.00	-192.00
Total Other Current Assets	0.00	192.00	-192.00
Total Current Assets	131,438.73	129,670.29	1,768.44
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	80,500.00	80,500.00	0.00
TOTAL ASSETS	<u>211,938.73</u>	<u>210,170.29</u>	<u>1,768.44</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	99,346.89	88,668.08	10,678.81
Net Income	1,768.44	10,678.81	-8,910.37
Total Equity	211,938.73	210,170.29	1,768.44
TOTAL LIABILITIES & EQUITY	<u>211,938.73</u>	<u>210,170.29</u>	<u>1,768.44</u>

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through December 2021

	Jan - Dec 21	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	400.00	150.00
HOA Dues Collected	19,104.00	20,189.00
Interest Assessed Fees	16.76	84.25
Interest Income	24.82	618.56
Resale Cert. Fee	550.00	550.00
Transfer Fees	1,000.00	450.00
Uncategorized Income	0.00	0.03
Total Income	21,095.58	22,041.84
Expense		
Accounting		
Accounting-Bookkeeper	2,209.40	2,504.04
Total Accounting	2,209.40	2,504.04
Annual Septic Contract	0.00	245.00
Bank Charges		
Safe Deposit Box	40.00	40.00
Service Charges	0.00	10.48
Total Bank Charges	40.00	50.48
Clubhouse Expenses		
Cleaning	84.29	100.00
Cleaning Supplies	0.00	32.45
Furnishings	804.04	162.31
Garbage Bags	33.95	
Insurance	373.10	373.10
Maintenance Labor	1,536.12	105.51
Misc	0.00	800.31
Pest Control	503.37	411.36
Plumbing Repairs	252.77	60.28
Repairs	256.29	224.32
Septic Cleaning and Service	245.00	
Trash	442.01	458.44
Total Clubhouse Expenses	4,530.94	2,728.08
Food for Saddleridge Meetings		
Food for Annual BBQ	218.55	903.33
Neighborhood Watch	98.78	178.63
Total Food for Saddleridge Meetings	317.33	1,081.96
Improvements		
Landscaping		
Entrance	786.51	7.00
Landscaping - Other	0.00	215.56
Total Landscaping	786.51	222.56
Total Improvements	786.51	222.56
Insurance-HOA Liability	884.00	3,809.00
Insurance, D&O	2,355.00	
Lawn Maintenance	2,142.42	1,480.00
Legal-Attorney Fees	3,100.45	
Mailings		
Box 924	132.00	88.00
Mailings - Other	567.33	352.41
Total Mailings	699.33	440.41
Misc	0.00	9.64

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
January through December 2021

	<u>Jan - Dec 21</u>	<u>Budget</u>
Miscellaneous		
ACC Office Supplies	107.11	
Legal Records	26.00	
Office Supplies	75.00	
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Total Miscellaneous	208.11	
PEC Electricity	1,667.61	1,825.83
Taxes	386.04	2,957.55
Web Hosting Fees	0.00	367.40
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Total Expense	19,327.14	17,721.95
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Net Ordinary Income	1,768.44	4,319.89
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Net Income	1,768.44	4,319.89
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Saddleridge Property Owners Association
Profit & Loss Budget Overview
January through December 2022

Rwe 12/03/21		Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22	Jul 22	Aug 22	Sep 22	Oct 22	Nov 22	Dec 22	TOTAL Jan - Dec 22
	Ordinary Income/Expense													
	Income													
	Clubhouse Usage Fee	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00	\$75.00	\$225.00
	HOA Dues Collected	\$0.00	\$96.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,584.00	\$96.00	\$19,776.00
	Interest Assessed Fees	\$0.00	\$0.00	\$34.92	\$30.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$65.78
	Interest Income	\$3.43	\$3.29	\$3.11	\$2.68	\$1.20	\$3.15	\$1.70	\$1.63	\$0.69	\$2.32	\$0.87	\$1,698.72	\$1,722.79
	Resale Cert. Fee	\$0.00	\$100.00	\$50.00	\$100.00	\$100.00	\$0.00	\$100.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00	\$550.00
	Transfer Fees	\$50.00	\$100.00	\$50.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$100.00	\$0.00	\$500.00
	Total Income	\$103.43	\$299.29	\$138.03	\$283.54	\$101.20	\$3.15	\$101.70	\$1.63	\$100.69	\$52.32	\$19,784.87	\$1,869.72	\$22,839.57
	Expense													
	Accounting													
	Accounting-Bookkeeper	\$185.00	\$185.00	\$217.20	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$2,252.20
	Total Accounting	\$185.00	\$185.00	\$217.20	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$185.00	\$2,252.20
	Bank Charges													
	Safe Deposit Box	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
	Total Bank Charges	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
	Clubhouse Expenses													
	Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$150.00
	Heating and AC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$215.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$215.00
	Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$373.10	\$0.00	\$0.00	\$0.00	\$373.10
	Pest Control	\$0.00	\$0.00	\$102.84	\$0.00	\$0.00	\$0.00	\$86.60	\$0.00	\$0.00	\$102.84	\$0.00	\$0.00	\$292.28
	Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$214.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$214.68
	Septic Cleaning and Service	\$0.00	\$0.00	\$0.00	\$125.00	\$245.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$370.00
	Trash	\$0.00	\$229.22	\$0.00	\$0.00	\$114.61	\$0.00	\$0.00	\$126.06	\$0.00	\$0.00	\$126.06	\$0.00	\$595.95
	Total Clubhouse Expenses	\$0.00	\$229.22	\$102.84	\$125.00	\$574.29	\$365.00	\$86.60	\$126.06	\$373.10	\$102.84	\$126.06	\$0.00	\$2,211.01
	Improvements													
	Landscaping													
	Entrance	\$0.00	\$0.00	\$0.00	\$0.00	\$712.50	\$1,414.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,126.91
	Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$584.00	\$342.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$926.00
	Total Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$712.50	\$1,998.41	\$342.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,052.91
	Total Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$712.50	\$1,998.41	\$342.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,052.91
	Insurance-HOA Liability	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$842.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$842.00
	Insurance, D&O	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,243.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,243.00
	Lawn Maintenance	\$0.00	\$0.00	\$180.00	\$180.00	\$300.00	\$180.00	\$180.00	\$300.00	\$180.00	\$180.00	\$180.00	\$300.00	\$2,160.00
	Mailings													
	Box 924	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$98.00	\$98.00
	Mailings - Other	\$0.00	\$20.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$187.53	\$0.00	\$208.38
	Total Mailings	\$0.00	\$20.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$187.53	\$98.00	\$306.38
	Miscellaneous													
	ACC Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.59	\$0.00	\$0.00	\$18.59
	Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$27.50	\$27.50
	Miscellaneous - Other	\$6.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.05
	Total Miscellaneous	\$6.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18.59	\$0.00	\$27.50	\$52.14
	PEC Electricity	\$0.00	\$145.81	\$125.81	\$124.43	\$122.83	\$130.45	\$125.64	\$132.44	\$127.69	\$127.75	\$129.11	\$128.31	\$1,420.27
	Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$406.60	\$406.60
	Web Hosting Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.85	\$0.00	\$0.00	\$155.40	\$0.00	\$0.00	\$0.00	\$246.25
	Total Expense	\$231.05	\$580.88	\$625.85	\$614.43	\$1,894.62	\$3,791.71	\$3,162.24	\$743.50	\$1,021.19	\$614.18	\$807.70	\$1,145.41	\$15,232.76
	Net Ordinary Income	(\$127.62)	(\$281.59)	(\$487.82)	(\$330.89)	(\$1,793.42)	(\$3,788.56)	(\$3,060.54)	(\$741.87)	(\$920.50)	(\$561.86)	\$18,977.17	\$724.31	\$7,606.81
	Net Income	(\$127.62)	(\$281.59)	(\$487.82)	(\$330.89)	(\$1,793.42)	(\$3,788.56)	(\$3,060.54)	(\$741.87)	(\$920.50)	(\$561.86)	\$18,977.17	\$724.31	\$7,606.81



COMMITTEE ACTIVITY REPORT

Date: January 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved the following: 101 Packsaddle Pass – Storage building.
201 Packsaddle Pass – New Home.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Nothing to report.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

No rentals since last month. One rental scheduled for January 28th.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the December Board meeting minutes & 2022 Events Calendar, and made changes to the home page to add various announcements.