



**MINUTES**  
**SPOA BOARD MEETING**  
**January 16, 2023**

**Open Forum 6:30 PM**

Two residents stopped in to discuss the possibility of securing reasonable funding and Board support for Christmas decorations for the RR12 Saddleridge entrance next year. A committee would be formed for the project. The Board members approved the request.

**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** – There was no Treasurer's Report submitted for approval this month due to computer problems plaguing the SPOA Bookkeeper. The Treasurer's Report will hopefully be ready for approval next month.
- **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 in process for one property (Lot 23) regarding continued violation of certain sections of the Saddleridge Covenants. Late last year the first step in the legal process was completed; a USPS-delivered Certified letter as mandated by the Texas Property Code giving notice of the violations.

During the January Board meeting, a motion was made and approved 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.

February Update: The Petition was filed with the appropriate Hays County court.

March Update: The Court papers were delivered late February, with a month then allowed for the owners to file a written answer with the Court.

April Update: A motion for a default judgement was filed with the Court, and awaiting Court scheduling for either a judgement or hearing.

May Update: A Hays County court hearing to grant a default judgement was scheduled for May 18.

June/July Update: On May 18<sup>th</sup> the Hays County court granted a default

judgement in favor of the SPOA. A lien was filed with the County to recover all legal fees expended by the SPOA.

August Update: A motion was made, seconded, and passed unanimously by the Board to begin foreclosure proceedings on the court-granted judgement lien on the property.

September/October/November Update: The SPOA began foreclosure proceedings on the court-granted judgement lien on the property.

December/January Update: A status report from the SPOA lawyer indicates that foreclosure proceedings are under way; but may take some time to generate and file the needed paperwork with the applicable courts.

This item will remain open.

- Dark Sky Compliant Entrance Lighting – The Wimberley Dark Sky lighting regulations passed a few years ago mandate lighting that complies to said regulations. The current Saddleridge entrance lighting is not compliant; and must be brought into compliance by mid-2023. If not, the SPOA could face fines levied by the City.

Four reputable local outdoor lighting design & installation vendors were identified and contacted; and each was asked for ideas (leading hopefully to a cost proposal) for the design and installation of compliant lighting. Only two of the vendors replied; asking for more details. All four of those vendors have now said they are not interested in this “small” job. Most likely this will end up being a “do it ourselves” project, and may be accomplished simply by using dimmer bulbs in the entrance light fixtures.

Further research is ongoing; and one more local electrician who is familiar with the Dark Sky regs has been identified and contacted. We will be meeting with him ASAP.

This item will remain open.

- SPOA 2023 Annual Dues -- The SPOA 2023 Dues Invoices were mailed to all residents at their address on record toward the end of November. The mailing included both the invoice and a stamped return envelope. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments were due by January 1, 2023.

New for this year is an option to pay Dues via a credit card or PayPal/Venmo. Instructions for doing such were included with the Dues invoice mailing. So far, 68 residents have chosen to pay their Dues in this manner. A big thanks to the SPOA Webmaster, Joe Williams, for getting this set up!

As of this meeting, there were still 35 property owners who were still delinquent of their Dues payments. They will be contacted ASAP.

This item will remain open.

- **New Business:**

- No New Business

The meeting was adjourned at 7:35 PM.

**Saddleridge Property Owners Association  
Balance Sheet - Modified Cash Basis**

As of December 31, 2022

	<b>Dec 31, 22</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Ozona Checking	\$ 30,603.29
Ozona Money Market	16,740.14
PayPal	6,272.27
Broadway Bank CD 7439	53,562.86
Broadway Bank CD 7440	26,236.08
<b>Total Checking/Savings</b>	\$ 133,414.64
<b>Other Current Assets</b>	
Undeposited Funds	\$ 96.00
<b>Total Other Current Assets</b>	\$ 96.00
<b>Total Current Assets</b>	\$ 133,510.64
<b>Fixed Assets</b>	
Saddleridge Property	\$ 80,500.00
<b>Total Fixed Assets</b>	\$ 80,500.00
<b>TOTAL ASSETS</b>	<b>\$ 214,010.64</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
Prepaid HOA Dues	\$ 878.50
<b>Total Liabilities</b>	\$ 878.50
<b>Equity</b>	
Opening Balance Equity	\$ 110,823.40
Retained Earnings	102,692.44
Net Income	(383.70)
<b>Total Equity</b>	\$ 213,132.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 214,010.64</b>

**Saddleridge Property Owners Association**  
**Profit & Loss - Modified Cash Basis**  
for the month and year ended December 2022

	<u>Dec 22</u>	<u>Jan - Dec 22</u>	<u>2022 Budget</u>	<u>\$ Over Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Clubhouse Usage Fee	\$ 50.00	\$ 475.00	\$ 225.00	\$ 250.00
HOA Dues Collected	14,208.00	19,560.02	19,776.00	(215.98)
Interest Assessed Fees	-	91.39	65.78	25.61
Resale Cert. Fee	-	750.00	550.00	200.00
Transfer Fees	100.00	904.00	500.00	404.00
Interest Income	280.51	303.39	1,722.79	(1,419.40)
<b>Total Income</b>	<u>\$ 14,638.51</u>	<u>\$ 22,083.80</u>	<u>\$ 22,839.57</u>	<u>\$ (755.77)</u>
<b>Expense</b>				
<b>Accounting</b>				
Accounting-Bookkeeper	\$ -	\$ 2,400.00	\$ 2,252.20	\$ 147.80
<b>Total Accounting</b>	<u>\$ -</u>	<u>\$ 2,400.00</u>	<u>\$ 2,252.20</u>	<u>\$ 147.80</u>
<b>Bank Charges</b>				
Safe Deposit Box	\$ -	\$ 40.00	\$ 40.00	\$ -
Service Charges	248.05	255.73		
<b>Total Bank Charges</b>	<u>\$ 248.05</u>	<u>\$ 295.73</u>	<u>\$ 40.00</u>	<u>\$ 255.73</u>
<b>Clubhouse Expenses</b>				
Cleaning Labor	\$ -	\$ 300.00	\$ 150.00	\$ 150.00
Heating and AC	-	-	215.00	(215.00)
Insurance	-	373.10	373.10	-
Pest Control	-	460.06	292.28	167.78
Repairs	-	0.00	214.68	(214.68)
Plumbing Repairs	-	290.11	0.00	290.11
Septic Cleaning and Service	-	275.00	370.00	(95.00)
Trash	-	661.03	595.95	65.08
<b>Total Clubhouse Expenses</b>	<u>\$ -</u>	<u>\$ 2,359.30</u>	<u>\$ 2,211.01</u>	<u>\$ 148.29</u>
Electricity - PEC	\$ 157.00	\$ 1,673.11	\$ 1,420.27	\$ 252.84
<b>Food for Saddleridge Meetings</b>				
Annual BBQ	\$ -	\$ 210.81	\$ -	\$ 210.81
Food for Saddleridge Meetings - Other	-	270.40	-	270.40
<b>Total Food for Saddleridge Meetings</b>	<u>\$ -</u>	<u>\$ 481.21</u>	<u>\$ -</u>	<u>\$ 481.21</u>
<b>Improvements</b>				
<b>Landscaping</b>				
Entrance	\$ -	\$ -	\$ 2,126.91	\$ (2,126.91)
Lighting	-	-	926.00	(926.00)
<b>Total Landscaping</b>	<u>-</u>	<u>-</u>	<u>3,052.91</u>	<u>(3,052.91)</u>
<b>Total Improvements</b>	<u>-</u>	<u>-</u>	<u>3,052.91</u>	<u>(3,052.91)</u>
Insurance - D&O	\$ -	\$ 2,467.00	\$ 2,243.00	\$ 224.00
Insurance - Liability	-	945.00	842.00	103.00
Lawn Maintenance	-	1,510.00	2,160.00	(650.00)
Legal-Attorney Fees	-	9,091.97	-	9,091.97
<b>Miscellaneous Expenses</b>				
ACC Office Supplies	29.97	29.97	18.59	11.38
Legal Records	-	99.18	-	99.18
Office Supplies	-	94.35	27.50	66.85
Web Hosting Fees	72.00	72.00	246.25	(174.25)
Website Domain	-	168.95	-	168.95
Misc. Exp - Other	-	-	6.05	(6.05)
<b>Total Miscellaneous Expenses</b>	<u>\$ 101.97</u>	<u>\$ 464.45</u>	<u>\$ 298.39</u>	<u>\$ 166.06</u>
Post Office Box	\$ 166.00	\$ 166.00	\$ 98.00	\$ 68.00
Postage and Delivery	236.05	250.81	208.38	42.43
<b>Taxes</b>				
Taxes - Property	-	362.92	406.60	(43.68)
<b>Total Taxes</b>	<u>\$ -</u>	<u>\$ 362.92</u>	<u>\$ 406.60</u>	<u>\$ (43.68)</u>
<b>Total Expense</b>	<u>\$ 909.07</u>	<u>\$ 22,467.50</u>	<u>\$ 15,232.76</u>	<u>\$ 7,234.74</u>
<b>Net Ordinary Income</b>	<u>\$ 13,729.44</u>	<u>\$ (383.70)</u>	<u>\$ 7,606.81</u>	<u>\$ (7,990.51)</u>
<b>Net Income</b>	<u>\$ 13,729.44</u>	<u>\$ (383.70)</u>	<u>\$ 7,606.81</u>	<u>\$ (7,990.51)</u>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.



## COMMITTEE ACTIVITY REPORT

Date: January 2023

### Architectural Committee

**Chairperson:** Krista Reynolds 503-349-6575

Approvals for:  
Garage extension for 100 Saddleridge Dr.  
Carport for 210 Arrowhead Pass.  
Guest House for 440 Packsaddle Pass.  
Fence for 747 Saddleridge Dr.

### Maintenance Committee

**Chairperson:** George Graham 903-449-2977

Repainted the back of the Clubhouse "Private Property" sign (the sign out by the street) after it was "tagged" with the name "Ozzie" or Ossie" in purple paint or ink (couldn't tell the name for sure due to the vandalism being poorly performed).

Finally convinced the Wimberley road maintenance person to fill in the huge potholes on Saddleridge Dr.

### Landscape Committee

**Chairperson:** John Savage 432-352-5031

Nothing to report.

### Clubhouse Committee

**Chairperson:** Linda Rivera 512-757-2205

Did not report.

### Website Committee

**Chairperson:** Joe Williams 512-750-4274

1. Added previous month's Board minutes to website Documents list.
2. Added current Board meeting notice to website home page.
3. Managed Saddleridge PayPal site for property owner Dues Payments.
4. Resolved email issue with the Saddleridge email distribution list for one property owner.