

# Saddleridge Home Owners Association

## Minutes of the Meeting of the Board of Directors

### February 16, 2000

#### Opening of Meeting

The February meeting of the Board of Directors began at 7:00 PM. In attendance were Ron White (President), George Peterson (Vice-President) and Lee Gibson (Secretary-Treasurer). The first thirty minutes were set aside for open discussion with interested association members. Terry and Kathy Dillon were in attendance to discuss the dues increase, formation of resident committees, water conservation, and proposing a minimal fee be charged for the use of the clubhouse to cover utility costs. This will be discussed at the annual meeting.

#### Review and Approve Minutes of Last Meeting

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The minutes from the Board Meeting of January 19, 2000 had been approved on-line and posted on the website on February 8, 2000.

#### Review and Approve Current Agenda

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The current agenda was reviewed and unanimously approved, as amended.

#### Old Business

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1. Review statuses of legal issues – Several legal issues were discussed and are under study, including the cost and benefits of obtaining liability insurance for the association. Board members are continuing to contact various agencies to determine feasibility of lower premiums utilizing higher deductibles.
  2. Review assigned responsibilities:

- A) Streets - Lee Gibson did report that she had observed unknown males stealing rocks and gave their license plate number to the Sheriff's Dept. for further review. Streets continue to remain in good condition. Lee will call Hays County to ascertain status of repair of broken barrier on Mission Trail.
- B) Clubhouse – Barbara Wilson is obtaining bids to replace the locks at the clubhouse. George Peterson will follow up on the status of this proposal. The deposit for use of the clubhouse has increased from \$50.00 to \$125.00 and a sign has been posted at the clubhouse to this effect.
- C) Grounds – The light on Pack Saddle was replaced by PEC and bulbs were replaced again at the south entrance.
- D) Architectural Committee – George Peterson will follow-up with legal counsel on “fencing material requirements” outlined in Section 3.05 of the deed restrictions. Violators of sign restrictions have been identified. Letters will be sent to each of them shortly, i.e. No Trespassing or advertising signs. The Architectural Committee advised several vendors that no signs, other than real estate and landowner signs are allowed. Most of those have been removed.

**E) Kent Black, Webmaster, has been paid all 1999 fees owed to him by the association. The board will also add the working budget and the deed restrictions to the web page to ensure residents have access to this information**

**F) Database – George Peterson is continuing to correct addresses for residents as notified.**

3. The broken fence at the south entrance is being repaired. Cecil

Gibson obtained the lumber and supplies and Duane Wilson is doing the repairs.

4. The Board approved calling PEC to install a vapor light at the

South entrance to ensure better security and minimize cost of constantly replacing existing spot light bulbs.

5. Ron White will contact owners of Lot 53 regarding use of water

for south entrance landscaping.

6. Collection of late dues for 1998 and 1999 will be handed over to

a collection agency to collect payments. Penalties and interest will be added. Ron White will determine the process to implement this procedure and associated fees. Delinquent owners names will be added to the website to ensure the HOA records are accurate. Lee Gibson will draft letters to all landowners who have not paid their 2000 dues by the end of February.

## **Review Monthly Financial Statements**

Lee Gibson presented the bank statement and reconciliation for review. The association has no outstanding debts other than normal trade accounts, which are paid as incurred. Lee also presented the 2000 Budget and the 1999 Profit and Loss Statement, which were approved, as amended, by the Board.

## **New Business**

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- 1. One of the Saddleridge signs on the left side of the south entrance fell over and was badly broken. The man that made the signs is no longer in business and there are no plans to replace the sign due to the cost involved. The sign will be removed.
- 2. April 29, 2000 has been selected as the date for the annual Spring Picnic. A meeting will be conducted at 11:00 AM with BBQ to follow at Noon. Topics to be covered include process for annual dues increase, changing amendments, budget review and any landowner concerns. Invitations and Proxies, for those who cannot attend, will be mailed in April.
- 3. The Board made a “one time” donation of \$80.00 to purchase two Neighborhood Watch signs and decals for each resident. Bill Burnett, County Commissioner, will post the signs to existing county signs on county property at each entrance at no fee; therefore, no variance to deed restrictions is required. The Neighborhood Watch Committee will require resident donations for any additional on-going costs incurred.
- 4. Cecil Gibson submitted a proposed plan for forming residential committees. A special meeting will be held for the Board to review this proposal and to determine reporting process. Cecil has volunteered to recruit residents for these committees once approved.
- 5. Calling of a special meeting to review deed restrictions – the  
Board members will hold an informal meeting with the  
Architectural Committee to review the deed restrictions. Once  
Reviewed, the deed restrictions will be available on the website.

## **Beginning Agenda for March Meeting**

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- Status of deed restrictions for web site
- Resident Committees
- Collection Agency Fees/Process
- Agenda for Spring Picnic
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## **Adjournment**

Adjournment was motioned and unanimously approved at 9:40 PM.

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

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