

**SaddleRidge POA BOARD MEETING
February 21, 2011**

Attendees

The following persons were present for the meeting:

Geoff Goetz - Board President	Nanette Krakow - Board V.P.
Sharon Drobeck - Board Treasurer	Jim Soden - Board Secretary
Frances Savage - SPOA ACC (part time)	

Open Forum – 6:30 pm

- Frances Savage from the SPOA Architectural Control Committee (ACC) reported that he had received a verbal complaint, alleging of a violation of the SPOA Covenants. He investigated and found no evidence of violation. He reminded the board that complaints of this nature should be submitted in writing or in person to the board. Supporting evidence such as times dates, and if possible pictures should be included. No further action is required on this item.
- Frances agreed to submit a monthly report of the ACC activities to the Board.
- There were no other open forum items.

Board Meeting

Minutes from January 17 meeting were reviewed and approved.

- **Treasurer's Report**
 - Sharon Drobeck presented the Treasurer's Report and balance sheet for January.
 - Sharon reported that the Bookkeeper's duties and responsibilities have been resolved. Sharon will document this in a written Job Description for this position.
 - Sharon passed on a note from the Bookkeeper, concerning a person who had done some past legal work for SPOA. It is not believed that person is doing any current work for us nor is on a retainer, but is representing herself as SPOA's Attorney. In the most recent legal actions, the SPOA had used a different Attorney. Geoff Groetz is to determine who is our Attorney of Record and resolve this matter.

- **Unfinished Business**

- Geoff reported that he has contacted Rick Casper about doing the work to remove the Clubhouse rear exterior door as well as installing security lighting for front porch.
- Geoff volunteered to contact a sign maker about the cost for some new "burn ban" signs.
- The Clubhouse key inventory has been completed, Sharon is to update the Record Sheet of key holders.
- All Ozona accounts have been updated with the new Board Members information. This item is complete.
- The review of "New Board Responsibilities" manual is on going. Jim Soden requested an electronic copy of this manual and has offered to revise if Board Members will send him their 'mark-ups'.
- SPOA Committee members have been identified except for the Nominating Committee. Geoff and Nanette are to find a volunteer for this committee. Geoff is to provide updated info to webmaster.

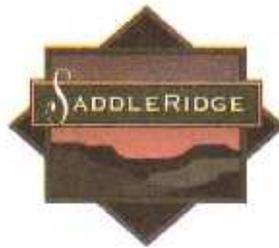
- **New Business**

- Geoff report that he was very pleased with the effort to save the entrance signs and move them to the Clubhouse. He wished to thank Ron Steele and the contractor for this work.
- Jim Soden reported on his review of the proposed Texas House Bill 44. It is felt that this bill, if passed, would negatively affect our Covenants. An article has been developed on this and will be included in the next issue of the 'Saddle Bags' news letter. The Board unanimously agreed that this bill should be opposed and signed a letter to State Representative Jason Isaac, stating the Board's view. A copy is attached to these Minutes.
- Jim Soden reported that he had found no pressing need to revise our covenants. To avoid legal complications it would be best to make as few changes as possible. We may wish to have our Attorney do a review to assure that our Covenants are in compliance with the State legal requirements and consistent with any recent court decisions.
- It was agreed that the Annual Property Owners Meeting and BBQ will be held on Saturday, April 16. The Board will purchase the brisket, sausage, beans, potato salad, pickles, onions, bread and bbq sauce per the quote received from Fuschak's. Sharon is to see if some residents might volunteer to provide dessert. Jim Soden volunteered to purchase drinks, paper plates, plastic ware, etc. as may be needed from Sam's.
- Geoff requested that the Board Committee Members develop and submit by March 1, articles for Spring Saddlebags newsletter as follows:
 - Jim: HR 44 overview [Done]
 - Geoff: SR sign relocation article
 - Cecil: update on WPDD for sale of 9 acre lot at junction
 - Nanette: article on meeting and picnic

- Geoff reported on the service calls to repair broken pipes, water in clubhouse, and a circuit breaker replacement for well at clubhouse, all resulting from the last freeze. Bills will be submitted for reimbursement. No other action is required.
- Geoff mentioned the Saddleridge Property Owners information database. Some contact data is missing or not current. We discussed how to get the current information updated without violating the confidentiality of this information. It was suggested that we could have a sign-in sheet at the annual meeting and request attendees to provide their e-mail address and telephone numbers. We could then use that to update our database..

There being no other business the meeting was adjourned.

February 21, 2011



The Honorable Jason Isaac
Representative House District 45
P.O. Box 2910
Austin, TX 78768

Dear Mr. Isaac,

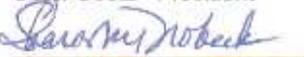
The Saddleridge Property Owners Association Board of Directors is writing to you to express our opposition to proposed House Bill 44 and to urge you to vote against this bill.

This bill proposes adding a new Section A202.0075, *REGULATION OF LAND USE: RESIDENTIAL PURPOSE*, to the Texas Property Code. This bill would give preferential consideration to certain resident property owners who also owns an adjacent property. It would allow that owner to construct on that property, prior to the construction of a residence, any building, structure, or other improvement that is customarily appurtenant to a residence. It further would remove all authority from the Property Owners Association to enforce restrictions on the location, type of construction, or other customary Architectural controls for these particular properties.

Our Covenants, as do those of most rural-residential developments, do not restrict the residential use of the property. However, it does require the construction of a residence prior to the construction of outbuildings. It also requires that all outbuildings be located behind the front of the residence. This assures that the neighborhood has a consistent, architecturally pleasing residential look. For those few residents, who happen to own an adjacent lot, always have the option of combining properties if they wish to construct outbuildings on that adjacent lot. This just requires requesting approval of the Property Owners Association and the County.

HB 44 would not remove any inequities in current Declaration of Covenants, Conditions and Restrictions. In fact, it would create its own legal inequity in that restrictions would be removed for those few residents who happen to own an adjacent property while they are still enforceable to the majority of property owners who do not. **We urge you to vote against House Bill 44.** Thank you for your consideration.


Geoff Goetz - President


Sharon Drobeck - Treasurer


Nanette Krakow - Vice President


Jim Soden - Secretary

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