

MINUTES
SPOA BOARD MEETING
February 18, 2013

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 January Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** - Sharon Drobeck submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business**
 - Rules & Regulations Development – The proposed language for rules for outdoor welding during a burn ban, was deemed by the Board as ready to send out to the Saddleridge property owners for comments. George Graham will write an introduction and explanation letter to send out with the proposed rules document. Once homeowner comments are received, the Board will decide to adopt the rules document as written, or to make changes prior to adoption. This Item will remain open.
 - Emergency Exit at The North End of Mission Trail (update) - Bo Garrett reported that this is still awaiting action by Hays County Commissioner Will Conley's office (it is being addressed by the Hays County lawyers). This Item will remain open.
 - Committee Chairpersons Needed (was Clubhouse Rental Issues) - Bo Garrett has written a first draft of a letter to the homeowners to try to recruit new members for the various Saddleridge Committees. Once this letter is finalized, it will be sent to the homeowners and added to the next Saddleridge Newsletter. Anyone wishing to volunteer for any Committee position should contact any SPOA Board member. This Item will remain open.
 - SPOA Tax Filing Status – Sharon Drobek (SPOA Treasurer) is currently

researching whether or not the SPOA is legally a tax-exempt organization, but has not as yet found documents either proving or disproving this. Research will continue, and a definitive answer should be found before tax-filing time. This Item will remain open.

- Info Signs at the Saddleridge Entrances – A suggestion was made to possibly have editable info signs at the Saddleridge entrances to communicate various Saddleridge events and news to the homeowners. Due to the City of Wimberley's strict signage regulations, some research was needed. Last month, Bo Garrett contacted the Wimberley City Manager to see if this may be possible, and is still awaiting their comments. Bo has been routinely contacting them for any update and action from their office, but no action has yet been taken by Wimberley. This Item will remain open for one more month to give Wimberley yet more time to respond, but this Item will be cancelled at next month's Board meeting if Wimberley has not responded by then.

- **New Business**

- Annual Saddleridge Picnic Planning – The annual Saddleridge Picnic will be on Saturday, April 13; from 11 AM to 1 PM. Food will be provided by Brookshire Brothers (menu to be determined). This Item will remain open through next month.
- Saddleridge Newsletter Planning – The next Saddlebags newsletter should be out sometime in March. Articles are currently being researched. This Item will remain open until the Newsletter is finalized.
- Businesses in Homes – SPOA Board members have recently received homeowner comments regarding possible home-based businesses that may be in violation of the Saddleridge Covenants. The Board has researched the specifics of these comments and possible home-based businesses, and has found no open violations of the Covenants at this time. This Item is now closed.
- "Saddleridge Dr." Street Signs at the Saddleridge Entrance – Bo Garrett has been working with TXDot for the last 6 months trying to get "Saddleridge Dr." street signs on RR-12. Bo's persistence has finally paid off, and according to TXDot the signs should be produced and up in about 2 months. This Item will be closed, but will be reopened if the signs are not up in the 2-month window as stated by TXDot.

The meeting was adjourned at 7:20 PM.

Saddleridge Property Owners Association

January Treasurer's Report February 18, 2013

The January Treasurer's report includes a month-end and prior year-end Balance Sheet as well as detailed Profit and Loss Statements that compare actual experience to the budgeted income and expense projections for the month of January. This information is included in a format which includes the 2013 annual budget. This will help to keep the big picture in mind.

The Balance Sheet as of January 31 includes:

- Accounts Receivable of \$(16), this negative balance represents dues paid in advance.
- SPOA has no outstanding liabilities.

At the end of January, approximately \$4,000 (roughly 25%) of the 2013 Dues remained outstanding.

A review of the Profit and Loss report shows that the monthly net income of \$5,725 favorably compares to the budgeted income of \$4,730 for January. There were no unusual items to note the differences to budget are due to timing.

Please contact me should you have any questions or concerns regarding the information provided.

Respectfully submitted,



Sharon M. Drobeck
Treasurer

Saddleridge Property Owners Association

Balance Sheets As of

	<u>January 31, 2013</u>	<u>December 31, 2012</u>
ASSETS		
Current Assets		
Checking/Savings		
Ozona CD	50,263.15	50,245.29
Ozona Checking	10,366.69	9,665.08
Ozona Money Market	33,386.75	28,381.35
Total Checking/Savings	<u>94,016.59</u>	<u>88,291.72</u>
Accounts Receivable		
Accounts Receivable	(16.27)	(16.27)
Total Accounts Receivable	<u>(16.27)</u>	<u>(16.27)</u>
Total Current Assets	94,000.32	88,275.45
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>
TOTAL ASSETS	<u><u>174,500.32</u></u>	<u><u>168,775.45</u></u>
 LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	57,952.05	52,991.90
Net Income	5,724.87	4,960.15
Total Equity	<u>174,500.32</u>	<u>168,775.45</u>
TOTAL LIABILITIES & EQUITY	<u><u>174,500.32</u></u>	<u><u>168,775.45</u></u>

Saddleridge Property Owners Association

Profit & Loss Budget Performance

January 2013

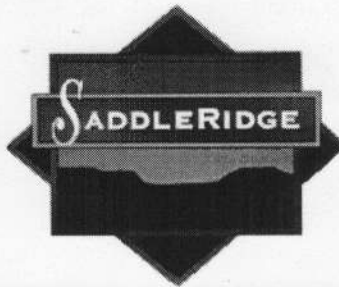
	<u>Jan 13</u>	<u>Budget</u>	<u>Annual Budget</u>
Income			
Clubhouse Usage Fee	25.00	25.00	500.00
HOA Dues Collected	7,968.00	7,195.00	19,580.00
Interest Earned	23.98	25.00	360.00
Resale Cert. Fee	50.00		500.00
Transfer Fees	0.00	50.00	500.00
Total Income	<u>8,066.98</u>	<u>7,295.00</u>	<u>21,440.00</u>
Expense			
Accounting			
Accounting-Bookkeeper	160.00	160.00	1,920.00
Accounting-CPA	0.00		175.00
Total Accounting	<u>160.00</u>	<u>160.00</u>	<u>2,095.00</u>
Annual Septic Contract	0.00		250.00
Bank Charges			
Check Printing	0.00		75.00
Safe Deposit Box	40.00	40.00	40.00
Service Charges	0.00		0.00
Total Bank Charges	<u>40.00</u>	<u>40.00</u>	<u>115.00</u>
Clubhouse Expenses			
Cleaning	50.00	50.00	600.00
Cleaning Supplies	0.00		100.00
Clubhouse Furnishings	0.00		200.00
Clubhouse insurance	0.00		375.00
Clubhouse Outside Lighting	0.00		50.00
Entrance Sign	0.00		0.00
Heating and AC	85.00	0.00	150.00
Lighting	0.00		50.00
Maintenance Labor	0.00		400.00
Misc	0.00		0.00
Pest Control	102.84	105.00	420.00
Plumbing Repairs	0.00	0.00	250.00
Repairs	0.00		500.00
Trash	0.00	85.00	340.00
Water softener monthly maintain	22.95	25.00	300.00
Wellhouse Expenses	0.00	25.00	100.00
Total Clubhouse Expenses	<u>260.79</u>	<u>290.00</u>	<u>3,835.00</u>
Dues and Subscriptions	0.00		25.00
Food for Saddleridge Meetings			
Food for Annual BBQ	0.00		550.00

Saddleridge Property Owners Association

Profit & Loss Budget Performance

January 2013

	<u>Jan 13</u>	<u>Budget</u>	<u>Annual Budget</u>
Neighborhood Watch	0.00		400.00
Total Food for Saddleridge Meetings	0.00		950.00
Improvements			
Landscaping			
Entrance	0.00		400.00
Lighting	0.00		200.00
Plants	0.00		360.00
Total Landscaping	0.00		960.00
Other	0.00		0.00
Wellhouse Improvements	0.00		100.00
Total Improvements	0.00		1,060.00
Insurance-HOA Liability	0.00		550.00
Insurance, D&O	0.00		1,750.00
Lawn Maintenance	0.00	150.00	2,500.00
Legal-Attorney Fees	0.00	0.00	1,000.00
Mailings	144.60		100.00
Misc	0.00		0.00
Miscellaneous			
ACC Office Supplies	0.00		100.00
Copying	0.00		50.00
Gifts	0.00		0.00
Legal Records	0.00		50.00
Office Supplies	0.00		50.00
Plaque	0.00		0.00
Printer Cart.	0.00		100.00
Software	0.00		280.00
Website Hosting Fee	0.00	0.00	120.00
Total Miscellaneous	0.00	0.00	750.00
Neighborhood Watch	0.00		0.00
PEC Electricity	0.00	125.00	2,000.00
Taxes	1,736.72	1,800.00	1,800.00
Webpage Fees	0.00		0.00
Total Expense	<u>2,342.11</u>	<u>2,565.00</u>	<u>18,780.00</u>
Net Income	<u>5,724.87</u>	<u>4,730.00</u>	<u>2,660.00</u>



COMMITTEE ACTIVITY REPORT

Date: February 2013

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Have issued an approval letter to Ron Kondoff for a storage shed on Lot 179; 826 Saddleridge Dr.

Have received a request from the Smoorenburg's for requirements to build a swimming pool on Lot 183; 792 Saddleridge Dr. They were advised to send the ACC a site plan with proposed pool dimensions and location.

The ACC met with the Bruce Bahlhorn family concerning their intent on buying and building on Lot 98; 501 Mission Trail.

Maintenance Committee

Chairperson: Open (Bo Garrett & George Graham filling in)

Nothing to report.

Landscape Committee

Chairperson: Ron Steel 392-0542

Nothing to report.

Clubhouse Committee

Chairperson: Open (Bo Garrett filling in)

Clubhouse was rented once this past month.

Neighborhood Committee

Chairperson: Cecil Gibson 847 0207

National Night Out 2013 registration has opened. Cecil will fill out the Saddleridge form and submit it on line.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.