



MINUTES
SPOA BOARD MEETING
February 15, 2016

Open Forum 6:30 PM

Francis Savage is retiring from the Architectural Control Committee; and will be replaced by Janis Hasselberger effective March 1. Special thanks to Francis for his long-term service to Saddleridge (he has been on the ACC since day-one!); and to Janis for graciously stepping up to serve Saddleridge going forward!! Resident volunteers like this are one of the many things that make Saddleridge a great place to live.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – George Graham submitted the previous month's Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** – Steve Amos submitted Bob Eastlake's Treasurer's Report for approval. There was discussion on annual dues delinquencies, 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:**
 - Wanted: Neighborhood Watch Coordinator & Block Captain, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions; mainly, a Neighborhood Watch Coordinator, and one Neighborhood Watch Block Captain. A list of specific committee positions needing volunteers is being compiled, and will be sent to the residents. Research is ongoing to see if any of the current committees are no longer needed (such as the Nomination Committee). A letter outlining Neighborhood Watch duties will be sent out via email to hopefully help recruit NW volunteers. This item will remain open until some more volunteers step up.
 - Clubhouse "Private Park" Sign in Bad Shape – The Private Park sign at the Clubhouse driveway entrance is badly weathered; with faded paint and some letters peeling up. The sign up by the Clubhouse is in somewhat better shape. Options considered were (1) buy a new sign, (2) have the current sign restored/repainted, or (3) move the duplicate sign from up by the Clubhouse out to replace the weathered sign. Bo Garrett has gathered some bids for new aluminum signs; and all were within a few dollars of each other (they all

are ~\$200 per sign, with no quantity discount). The Board approved purchasing one sign for now for the driveway entrance; and it has been ordered, received, and installed. Note that the sign company needed a hi-res version of the Saddleridge logo, and this was generated by resident Tom Bender (Thanks, Tom!!). The other sign by the Clubhouse will be left as is for now. This item will be closed.

- Revising Section 8.02 (Amendments) of the Saddleridge Covenants to correspond to the Texas HOA law standard (Sec. 209.0041 of the Texas Residential Property Owners Protection Act), and to clarify the confusing language currently within this Section – Due to numerous comments and concerns from residents regarding the small number of votes required to change the Saddleridge Covenants & Restrictions document (currently only a simple majority of those who actually vote on a change proposal), the Board is researching a possible revision to the Covenants to go back to the widely-accepted norm of requiring a minimum of a 67% voter turnout for any change proposal vote to be valid. This is a very common rule for HOA's, corporations, government entities, and others that rely on a set of governing documents. We are not considering a 67% super-majority (like would be required to amend the U.S. Constitution); but rather a 67% simple majority.

Such a 67% rule is simply a defensive mechanism that will limit a small subgroup from easily imposing their will on the entire group. Requiring a larger majority will also ensure that any proposed change will be well-thought-out, and discussed and debated thoroughly before any vote is authorized.

A bit of history is in order (special thanks to previous Board member Joe Williams for the history lesson). The original Saddleridge Covenants & Restrictions document did include the 67% rule. However, it was changed around 2004 to a simple majority of only those who bother to vote. This was done to facilitate making a very large number of changes to the Covenants document to remove all instances of language that referenced the duties and powers of the original Saddleridge Developers (which was a joint venture between Summerlin Properties of Texas, and Red Creek Ranch of Colorado).

This proposal would of course require a vote of Saddleridge property owners.

Further research on this matter is ongoing regarding the generation of an appropriate language draft, and how other HOA's covenants are worded. While studying a number of other HOA's Covenants looking for good language to possible clone, it seems that most looked at so far were worse than ours; with many not complying with anything in the 2011 HOA Act at all. Further study is ongoing. This item will remain open.

- **New Business:**

- Texas Night Sky Festival (March 5th in Dripping Springs) – Tabled until the March Board Meeting

The meeting was adjourned at 7:10 PM.

02/02/16
Cash Basis

SPOA
Balance Sheet
As of January 31, 2016

	<u>Jan 31, 16</u>	<u>Jan 31, 15</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,292.48	25,247.77	44.71
Ozona CD #305552	25,271.77	25,225.57	46.20
Ozona Checking	25,507.99	16,188.27	9,319.72
Ozona Money Market	41,508.53	41,470.58	37.95
Total Checking/Savings	<u>117,580.77</u>	<u>108,132.19</u>	<u>9,448.58</u>
Accounts Receivable			
Accounts Receivable	-200.00	0.00	-200.00
Total Accounts Receivable	<u>-200.00</u>	<u>0.00</u>	<u>-200.00</u>
Total Current Assets	<u>117,380.77</u>	<u>108,132.19</u>	<u>9,248.58</u>
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>197,880.77</u>	<u>188,632.19</u>	<u>9,248.58</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	79,463.24	71,601.85	7,861.39
Net Income	7,594.13	6,206.94	1,387.19
Total Equity	<u>197,880.77</u>	<u>188,632.19</u>	<u>9,248.58</u>
TOTAL LIABILITIES & EQUITY	<u>197,880.77</u>	<u>188,632.19</u>	<u>9,248.58</u>

12:13 PM
02/02/16
Cash Basis

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
January 2016

	<u>Jan 16</u>	<u>Budget</u>
Income		
Clubhouse Usage Fee	25.00	
HOA Dues Collected	7,968.00	192.00
Interest Assessed Fees	0.00	1.00
Interest Income	0.00	12.00
Transfer Fees	100.00	
Total Income	<u>8,093.00</u>	<u>205.00</u>
Expense		
Accounting		
Accounting-Bookkeeper	175.00	175.00
Total Accounting	<u>175.00</u>	<u>175.00</u>
Bank Charges		
Safe Deposit Box	0.00	40.00
Total Bank Charges	<u>0.00</u>	<u>40.00</u>
Clubhouse Expenses		
Cleaning	50.00	50.00
Cleaning Supplies	12.10	
Lighting	14.05	
Pest Control	0.00	102.84
Trash	85.34	86.26
Total Clubhouse Expenses	<u>161.49</u>	<u>239.10</u>
Lawn Maintenance	162.38	324.76
Legal-Attorney Fees	0.00	325.00
Mailings	0.00	300.00
Miscellaneous		
Printer Cart.	0.00	60.00
Website Domain	0.00	60.00
Website Hosting Fee	0.00	180.00
Total Miscellaneous	<u>0.00</u>	<u>300.00</u>
PEC Electricity	0.00	302.60
Taxes	0.00	2,000.00
Total Expense	<u>498.87</u>	<u>4,006.46</u>
Net Income	<u><u>7,594.13</u></u>	<u><u>-3,801.46</u></u>



COMMITTEE ACTIVITY REPORT

Date: February 2016

Architectural Committee

Chairperson: Rick Cardenas 847-7363

- Approval of well house at 400 Packsaddle Pass (Lot 18) for Alan & Valerie Nies.
- Working on request for Don Owens at 712 Saddleridge Dr. (Lot 189) for decorative fence around their courtyard.

Maintenance Committee

Chairperson: Bo Garrett 512-496-8358

A resident reported that the entrance lights seemed dim. George Graham investigated, and found one bulb out, and fire ant piles and weeds covering all lights. Ant killer was spread around the lights; then once the killer took effect, the weeds were cut back and the ant dirt was removed. A new bulb was also ordered. Once the bulb arrives, all the lights will be disassembled and cleaned. It was also noticed that the lens of the center light is fractured; probably from standing water while the light was hot (this light is set too low in the ground). George is researching where to source a replacement lens. Once a lens is found, the fixture will be raised to prevent this from happening again.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

Clubhouse was rented twice in January.

Neighborhood Committee

Chairperson: Open

Did not report.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Did not report.

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.