



MINUTES
SPOA BOARD MEETING
February 21, 2022

Open Forum 6:30 PM

One property owner presented information about the Texas Parks & Wildlife Dept. plan to reintroduce wild turkeys into various Texas areas. He will be working with other property owners in the area (both within and outside of Saddleridge) and TPWD to possibly get wild turkeys back into the local area. He will keep the SPOA Board advised of any progress made.

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** – Lon Howard submitted the Treasurer's Report for approval via earlier email from the SPOA Bookkeeper. The Treasurer's Report was approved as submitted.
- **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 under consideration 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 has been filed with the appropriate Hays County court. The next step is delivery of the Court papers to the property owner.

This item will remain open.

- SPOA 2022 Annual Dues -- The SPOA 2022 Dues Invoices were mailed in late November to all residents at their address on record. The mailing included both the invoice and a stamped return envelope. Dues amounts remained unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments were due by January 1,

2022. As of this meeting, there are 12 property owners delinquent on their Dues payment. The SPOA Treasurer will be contacting those 12 property owners ASAP. After March 1, Lien letters will be sent to any property owners who remain delinquent on their Dues.

This item will remain open.

- **New Business:**
 - No New Business

The meeting was adjourned at 7:35 PM.

Balance Sheet

As of February 28, 2022

	Feb 28, 22	Feb 28, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Broadway Bank CD 7439	53,375.80	52,461.26	914.54
Broadway Bank CD 7440	26,144.45	25,696.49	447.96
Ozona Checking	37,041.41	37,900.37	-858.96
Ozona Money Market	16,733.12	16,724.75	8.37
Total Checking/Savings	133,294.78	132,782.87	511.91
Accounts Receivable			
Accounts Receivable	-973.09	-780.59	-192.50
Total Accounts Receivable	-973.09	-780.59	-192.50
Other Current Assets			
Undeposited Funds	96.00	96.00	0.00
Total Other Current Assets	96.00	96.00	0.00
Total Current Assets	132,417.69	132,098.28	319.41
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	80,500.00	80,500.00	0.00
TOTAL ASSETS	212,917.69	212,598.28	319.41
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	102,692.44	99,346.89	3,345.55
Net Income	-598.15	2,427.99	-3,026.14
Total Equity	212,917.69	212,598.28	319.41
TOTAL LIABILITIES & EQUITY	212,917.69	212,598.28	319.41

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through February 2022

	Jan - Feb 22	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	125.00	50.00
HOA Dues Collected	4,128.00	96.00
Interest Assessed Fees	17.28	0.00
Interest Income	4.37	6.72
Resale Cert. Fee	200.00	100.00
Transfer Fees	254.00	150.00
Total Income	4,728.65	402.72
Expense		
Accounting		
Accounting-Bookkeeper	600.00	370.00
Total Accounting	600.00	370.00
Bank Charges		
Safe Deposit Box	40.00	40.00
Total Bank Charges	40.00	40.00
Clubhouse Expenses		
Cleaning	0.00	0.00
Heating and AC	0.00	0.00
Insurance	0.00	0.00
Pest Control	113.66	0.00
Repairs	0.00	0.00
Septic Cleaning and Service	0.00	0.00
Trash	156.19	229.22
Total Clubhouse Expenses	269.85	229.22
Improvements		
Landscaping		
Entrance	0.00	0.00
Lighting	0.00	0.00
Total Landscaping	0.00	0.00
Total Improvements	0.00	0.00
Insurance-HOA Liability	0.00	0.00
Insurance, D&O	0.00	0.00
Lawn Maintenance	190.00	0.00
Legal-Attorney Fees	3,921.45	0.00
Mailings		
Box 924	0.00	0.00
Mailings - Other	0.00	20.85
Total Mailings	0.00	20.85
Miscellaneous		
ACC Office Supplies	0.00	0.00
Office Supplies	59.35	0.00
Miscellaneous - Other	0.00	6.05
Total Miscellaneous	59.35	6.05
PEC Electricity	246.15	145.81
Taxes	0.00	0.00
Web Hosting Fees	0.00	0.00
Total Expense	5,326.80	811.93
Net Ordinary Income	-598.15	-409.21
Net Income	-598.15	-409.21



COMMITTEE ACTIVITY REPORT

Date: February 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Nothing to report.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Winterized the Clubhouse as needed for the February cold snaps. Submitted a request to HaysDoT to replace some decrepit street-name signs in Saddleridge Section II.

Landscape / Firewise 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

Updated website home page with Board Meeting notice and minutes to meet new legal requirements.