



MINUTES
SPOA BOARD MEETING
February 20, 2023

Open Forum 6:30 PM

A group of residents attended to discuss the possibility of putting another Covenant-change vote to Saddleridge residents to amend the Covenants Section 3.11 to allow chickens; basically a repeat of the similar 2015 exercise, which was voted down by Saddleridge residents at that time. After Executive Session discussions among the Board members, the Board decided not to consider this Covenant change request for the following primary reasons:

(1) Deciding to purchase property in any subdivision requires weighing many factors, both pro and con, to make an informed go/no-go purchase decision. One takes the good with the bad, and accepts both once a purchase decision is made. All of us know that one of the many factors considered prior to a purchase decision by a large contingent of our owners was the fact that chickens were restricted. To change that restriction "after-the-fact" would be unfair to those owners who did not and do not want chickens in Saddleridge.

(2) A similar proposal was put to a vote several years back; and was not approved. The Board stands by that majority opinion.

The attending residents have been notified of the decision.

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** – The Treasurer's Report was submitted for approval by the new SPOA Bookkeeper (Marla Koosed). 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 in process 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 was filed with the appropriate Hays County court.

March Update: The Court papers were delivered late February, with a month then allowed for the owners to file a written answer with the Court.

April Update: A motion for a default judgement was filed with the Court, and awaiting Court scheduling for either a judgement or hearing.

May Update: A Hays County court hearing to grant a default judgement was scheduled for May 18.

June/July Update: On May 18th the Hays County court granted a default judgement in favor of the SPOA. A lien was filed with the County to recover all legal fees expended by the SPOA.

August Update: A motion was made, seconded, and passed unanimously by the Board to begin foreclosure proceedings on the court-granted judgement lien on the property.

September/October/November Update: The SPOA began foreclosure proceedings on the court-granted judgement lien on the property.

December/January/February Update: A status report from the SPOA lawyer indicates that foreclosure proceedings are under way; but may take some time to generate and file the needed paperwork with the applicable courts.

This item will remain open.

- Dark Sky Compliant Entrance Lighting – The Wimberley Dark Sky lighting regulations passed a few years ago mandate lighting that complies to said regulations. The current Saddleridge entrance lighting is not compliant; and must be brought into compliance by mid-2023. If not, the SPOA could face fines levied by the City.

Four reputable local outdoor lighting design & installation vendors were identified and contacted; and each was asked for ideas (leading hopefully to a cost proposal) for the design and installation of compliant lighting. Only two of the vendors replied; asking for more details. All four of those vendors have now said they are not interested in this “small” job. Most likely this will end up being a “do it ourselves” project, and may be accomplished simply by using dimmer bulbs in the entrance light fixtures.

One more local electrician who is familiar with the Dark Sky regs has been identified and contacted. Conversations are ongoing with him.

This item will remain open.

- SPOA 2023 Annual Dues -- The SPOA 2023 Dues Invoices were mailed to all residents at their address on record toward the end of November. The mailing included both the invoice and a stamped return envelope. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments were due by January 1, 2023.

New for this year was an option to pay Dues via a credit card or PayPal/Venmo. Instructions for doing such were included with the Dues invoice mailing. So far, 70 residents have chosen to pay their Dues in this manner. A big thanks to the SPOA Webmaster, Joe Williams, for getting this set up!

As of this meeting, there were still 5 property owners who were still delinquent of their Dues payments. They will be contacted ASAP.

This item will remain open.

- **New Business:**

- No New Business

The meeting was adjourned at 7:35 PM.

Saddleridge Property Owners Association Balance Sheet - Modified Cash Basis

As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	\$ 32,777.79
Ozona Money Market	16,742.85
PayPal	7,931.64
Broadway Bank CD 7439	53,375.80
Broadway Bank CD 7440	26,144.45
Total Checking/Savings	\$ 136,972.53
Total Current Assets	\$ 136,972.53
Fixed Assets	
Saddleridge Property	\$ 80,500.00
Total Fixed Assets	\$ 80,500.00
TOTAL ASSETS	\$ 217,472.53
LIABILITIES & EQUITY	
Liabilities	
Prepaid HOA Dues	\$ 978.50
Total Liabilities	\$ 978.50
Equity	
Opening Balance Equity	\$ 110,823.40
Retained Earnings	101,934.05
Net Income	3,736.58
Total Equity	\$ 216,494.03
TOTAL LIABILITIES & EQUITY	\$ 217,472.53

Saddleridge Property Owners Association
Profit & Loss - Modified Cash Basis

January 2023

	Jan 23
Ordinary Income/Expense	
Income	
HOA Dues Collected	\$ 4,620.00
Resale Cert. Fee	50.00
Interest Income	4.06
Uncategorized Income	(78.72)
Total Income	\$ 4,595.34
Expense	
Accounting	
Accounting-Bookkeeper	\$ 200.00
Total Accounting	\$ 200.00
Bank Charges	
Safe Deposit Box	\$ 40.00
Service Charges	68.63
Total Bank Charges	\$ 108.63
Clubhouse Expenses	
Cleaning Labor	\$ 300.00
Total Clubhouse Expenses	\$ 300.00
Electricity - PEC	\$ 142.00
Miscellaneous Expenses	
ACC Office Supplies	\$ 100.00
Total Miscellaneous Expenses	\$ 100.00
Postage and Delivery	\$ 8.13
Total Expense	\$ 858.76
Net Ordinary Income	\$ 3,736.58
Net Income	\$ 3,736.58



COMMITTEE ACTIVITY REPORT

Date: February 2023

Architectural Committee

Chairperson: Krista Reynolds 503-349-6575

Did not report.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Contracted with Devoted Landscaping for ice storm cleanup of downed limbs at the Clubhouse. A big thank you to resident Scott Merriman for cutting up a lot of the downed limbs!

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Nothing to report.

Website Committee

Chairperson: Joe Williams 512-750-4274

1. Added previous month's Board minutes to website Documents list.
2. Added current Board meeting notice to website home page.