



MINUTES
SPOA BOARD MEETING
February 17, 2025

Open Forum 6:30 PM

There were no Open Forum items. As there were no Open Forum items, the Board meeting was started early.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – SPOA Secretary George Graham submitted the previous month's Meeting Minutes for approval via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – The previous month's Treasurer's Report was submitted for approval by the SPOA Bookkeeper (Marla Koosed) and the SPOA Treasurer (Charles Lundelius) via earlier email. The Treasurer's Report was approved as submitted.
- **Committee Activity Report** – SPOA Secretary George Graham submitted the Committee Report for approval via earlier email. The Committee Report was approved as submitted.

- **Unfinished Business:**

- 2025 SPOA Dues Collection – The SPOA 2025 Dues Invoices were emailed to all residents at their email addresses of record on November 30th. An earlier decision was made to attempt electronic invoices this year to save considerable money on the Dues collection process (postage, printing, and envelopes). The email included attached files of the invoice, and instructions on how to pay Dues via a credit card or PayPal/Venmo through the Saddleridge web site. Dues payments were due by January 1, 2025. Paper invoices were mailed to all property owners for which the SPOA has no email contact info. Multiple reminder emails have also been sent.

As of this meeting, 4 property owners remain delinquent on their Dues payment. Certified collection letters have been mailed to 3 of them; the 4th has stated that a check is in the mail.

This item will remain open.

- Discuss and Potentially Take Action Concerning Restrictive Covenant Violations in the Community:

(1) Per a Board decision made during the November SPOA Board Meeting, a Covenants compliance enforcement action was initiated for Lot 108 regarding continued violation of a certain section of the Saddleridge Covenants. The first step in the process was completed; delivery of a USPS-Certified letter as mandated by Section 209 of the Texas Property Code

(delivered on Sept. 27th) giving notice of the violation, and allowing the owners to request a hearing before the Board within 30 days of the receipt of the letter. During this 30-day window, the lot owner neither cured the violation nor requested a hearing before the Board. On Oct. 28, the SPOA received a letter from the property owner's lawyer implying (but not actually stating) that there was no violation; but offering no proof thereof. On Nov. 7, the SPOA lawyer asked via Certified letter for actual proof of compliance; however no reply to that letter was received.

A motion was then made during the December Board meeting to proceed with a Court injunction petition to secure compliance with the Covenants and remedy the violation cited in the previously-delivered notice.

In late January, the property owner cured the violation; but without notifying the Board. Since the infraction was being monitored, and the Board therefore knew the issue was cured; further legal action was then ended. This issue will now be closed, but may be reopened if needed.

(2) Numerous Covenants Violation complaints were received against Lot 172A regarding a violation of Covenants *Section 3.08 - Garbage and Trash Disposal*. The property owner was contacted, and has remedied the issue informally; as it was an unintentional violation due to miscommunication with a work crew. This issue will now be closed.

This standing agenda item will, however, remain open.

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

The meeting was adjourned at 7:05 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of December 31, 2024

Jan 31, 2025

		<u>Jan 31, 2025</u>
ASSETS		
Current Assets		
Checking/Savings		
Ozona Checking		19,275.48
Ozona Money Market		20,919.73
Broadway Bank CD		93,065.40
PayPal		829.44
Total Checking/Savings		<u>\$ 134,090.05</u>
Accounts Receivable		
Accounts Receivable		1,156.00
Total Accounts Receivable		<u>\$ 1,156.00</u>
Total Current Assets		<u>\$ 135,246.05</u>
Fixed Assets		
Saddleridge Property		
Building		63,918.00
Land		7,102.00
Property Improvements		27,537.57
Total Saddleridge Property		<u>\$ 98,557.57</u>
Total Fixed Assets		<u>\$ 98,557.57</u>
TOTAL ASSETS		<u><u>\$ 233,803.62</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Deferred Dues Payments		44.00
Total Current Liabilities		<u>\$ 44.00</u>
Total Liabilities		<u>\$ 44.00</u>
Equity		
Retained Earnings		234,739.02
Net Income		(979.40)
Total Equity		<u>\$ 233,759.62</u>
TOTAL LIABILITIES & EQUITY		<u><u>\$ 233,803.62</u></u>

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
year-to-date through January, 2025

	Jan 25	TOTAL
Ordinary Income/Expense		
Income		
HOA Dues	-	\$ -
Interest Assessed Fees	-	\$ -
Resale Cert. Fee	-	\$ -
Transfer Fees	-	\$ -
Clubhouse Usage Fee	-	\$ -
Judgment Revenue	-	\$ -
Interest Income	7.12	\$ 7.12
Total Income	\$ 7.12	\$ 7.12
Expense		
Bank Charges		
Safe Deposit Box	-	\$ -
Merchant Fees/Svc Chg	147.21	\$ 147.21
Total Bank Charges	\$ 147.21	\$ 147.21
Billable Expenses		\$ -
Clubhouse Expenses		
Cleaning Labor	100.00	\$ 100.00
Clubhouse Insurance	-	\$ -
Pest Control	-	\$ -
Repairs & Maint - Labor	-	\$ -
Repairs & Maint - Supplies	-	\$ -
Septic Cleaning and Service	295.00	\$ 295.00
Trash	-	\$ -
Total Clubhouse Expenses	\$ 395.00	\$ 395.00
Electricity	164.00	\$ 164.00
Insurance - Liability	-	\$ -
Insurance - D&O	-	\$ -
Post Office Box	-	\$ -
Postage and Delivery	-	\$ -
Professional Fees		
Accounting	220.00	\$ 220.00
Legal	-	\$ -
Total Professional Fees	\$ 220.00	\$ 220.00
Repairs & Maintenance		
Repairs & Maint - Labor	\$ -	\$ -
Repairs & Maint - Supplies	\$ 60.31	\$ 60.31
Lawn Maintenance	-	\$ -
Total Repairs & Maintenance	\$ 60.31	\$ 60.31
Property Taxes	-	\$ -
Miscellaneous Expenses		
Office Expenses	-	\$ -
Web Hosting Fees	-	\$ -
Website Domain	-	\$ -
Total Miscellaneous Expenses	\$ -	\$ -
Total Expense	\$ 986.52	\$ 986.52
Net Income	\$ (979.40)	\$ (979.40)

Saddleridge Property Owners Association

Budget vs Actual - Modified Cash Basis

year-to-date through January, 2025

	Jan 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues	0.00	0.00	0.00	0.0%
Interest Assessed Fees	0.00	50.00	(50.00)	0.0%
Resale Cert. Fee	0.00	0.00	0.00	0.0%
Transfer Fees	0.00	0.00	0.00	0.0%
Clubhouse Usage Fee	0.00	0.00	0.00	0.0%
Judgment Revenue	0.00	0.00	0.00	0.0%
Interest Income	7.12	20.00	(12.88)	35.6%
Total Income	7.12	70.00	(62.88)	10.17%
Expense				
Bank Charges				
Safe Deposit Box	0.00	40.00	(40.00)	0.0%
Merchant Fees/Service Charges	147.21	90.00	57.21	163.57%
Total Bank Charges	147.21	130.00	17.21	113.24%
Clubhouse Expenses				
Cleaning Labor	100.00	25.00	75.00	400.0%
Clubhouse Insurance	0.00	37.58	(37.58)	0.0%
Pest Control	0.00	0.00	0.00	0.0%
Repairs & Maintenance Labor	0.00	66.63	(66.63)	0.0%
Repairs & Maintenance Supplies	0.00	20.00	(20.00)	0.0%
Septic Cleaning and Service	295.00	0.00	295.00	100.0%
Trash	0.00	85.00	(85.00)	0.0%
Misc	0.00	0.00	0.00	0.0%
Total Clubhouse Expenses	395.00	234.21	160.79	168.65%
Electricity	164.00	150.00	14.00	109.33%
Event Expenses	0.00	0.00	0.00	0.0%
Insurance - D&O	0.00	0.00	0.00	0.0%
Insurance - Liability	0.00	0.00	0.00	0.0%
Professional Fees				
Legal Fees	0.00	416.63	(416.63)	0.0%
Accounting-Bookkeeper	220.00	220.00	0.00	100.0%
Total Professional Fees	220.00	636.63	(416.63)	34.56%
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	41.67	(41.67)	0.0%
Repairs & Maintenance - Supplies	60.31	0.00	60.31	100.0%
Lawn Maintenance	0.00	216.63	(216.63)	0.0%
Total Repairs and Maintenance	60.31	258.30	(197.99)	23.35%
Miscellaneous Expenses				
Office Supplies	0.00	0.00	0.00	0.0%
Web Hosting Fees	0.00	0.00	0.00	0.0%
Website Domain	0.00	0.00	0.00	0.0%
Misc. Expenses - Other	0.00	41.67	0.00	0.0%
Total Miscellaneous Expenses	0.00	41.67	(41.67)	0.0%
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	0.00	8.33	(8.33)	0.0%
Taxes				
Taxes - Property	0.00	0.00	0.00	0.0%
Total Taxes	0.00	0.00	0.00	0.0%
Total Expense	986.52	1,459.14	(472.62)	67.61%
Net Ordinary Income	(979.40)	(1,389.14)	409.74	70.5%
Net Income	(979.40)	(1,389.14)	409.74	70.5%

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.



COMMITTEE ACTIVITY REPORT

Date: February 2025

Architectural Committee

Chairperson: Sharon Drobeck 512-722-3443

Approved the following: Fence for 120 Saddleridge Dr.

Monitoring a possible greenhouse at 440 Packsaddle Pass, and a possible garage at 310 Frontier Trl.

Answered various questions from residents regarding ACC procedures and ACC-related Covenants.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Emptied Clubhouse picnic area trash cans.

Landscape Committee

Chairperson: Position Open

A new Landscape Committee Chairperson is needed (the previous Chairperson has moved away).

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Nothing to report; no rentals are on the schedule. An additional Clubhouse Committee member is now needed for backup duties.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated Saddleridge website with Board minutes and Board meeting notice. Temporarily removed the Dues payment buttons and link since the payment due date has passed. Managed email distribution for Saddleridge email addresses.