

Saddleridge Home Owners Association

Minutes of the Meeting of the Board of Directors

March 22, 2000

Opening of Meeting

The March meeting of the Board of Directors began at 7:00 PM. In attendance were Ron White (President), George Peterson (Vice-President) and Lee Gibson (Secretary-Treasurer). The first thirty minutes were set aside for open discussion with interested association members. Cecil Gibson attended to discuss open issues related to the Architectural Committee. He also submitted a proposed plan for resident committees to get more homeowners involved in association activities.

Review and Approve Minutes of Last Meeting

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The minutes from the Board Meeting of February 16, 2000 had been approved on-line and posted on the website on February 20, 2000.

Review and Approve Current Agenda

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The current agenda was reviewed and unanimously approved, as amended.

Old Business

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1. Review statuses of legal issues – Several legal issues were discussed and are under study, including the cost and benefits of obtaining liability insurance for the association. Board members are continuing to obtain bids from various agencies to determine feasibility of lower premiums utilizing higher deductibles.

2. Review assigned responsibilities:

A) Streets - Lee Gibson reported that streets are in good condition.

B) Clubhouse – Barbara Wilson is obtaining bids to replace the locks at the clubhouse with non-duplicating key features. Lee Gibson will submit a proposal to install plastic mini-blinds in the clubhouse for privacy as well as insulation for the A/C. A sign will also be made to advise users of the clubhouse to turn off the A/C and/or heat when leaving the premises.

C) Grounds – George Peterson advised the light at the south entrance is broken again and needs to be repaired. The Neighborhood Watch signs have been installed by the Texas Dept. of Transportation at both entrances, free of charge.

D) Architectural Committee – Letters will be sent out shortly to all landowners who are violating deed restrictions related to signs, i.e. No Trespassing.

E) Homepage: The board will add the working budget and the deed restrictions to the web page to ensure residents have access to this information as soon as scanning is completed.

F) Database – George Peterson is continuing to correct addresses for residents as notified via dues payments.

3. The broken fence at the south entrance has been repaired. Cecil

Gibson obtained the lumber and supplies and Duane Wilson did the actual repairs and painting. The total cost of repair was \$212.44.

4. PEC installed a shielded vapor light at the South entrance to ensure better security and minimize cost of constantly replacing existing spot light bulbs. The cost is \$7.50 per month and PEC maintains the bulbs/repairs.

5. Ron White contacted the owners of Lot 53 regarding use of water

for south entrance landscaping. A contract will be drawn up on an annual basis for water and electricity usage from their well.

6. Collection of late dues for **1998, 1999 and 2000** will be handed

over to a collection agency to collect payments. Penalties and interest (18% per annum) plus collection fees will be added. Any resident who is not current on all of their dues is **not allowed to vote** on any association issues nor use any recreational

facilities per the Saddleridge Bylaws. We have received significant returned mail with incorrect addresses for homeowners. The Board agreed that we need to obtain e-mail addresses for all homeowners to ensure better communication.

7. The Spring Picnic will be held on April 29, 2000. The agenda was discussed and will be finalized within the next week. Topics to be covered include process for annual dues increase, changing amendments, budget review and any landowner concerns. Invitations and Proxies, for those who cannot attend, will be mailed in April.

8. Resident Committees will be presented for review at the April meeting to solicit input and seek volunteers to fill positions.

Review Monthly Financial Statements

Lee Gibson presented the bank statement and reconciliation for review. The association has no outstanding debts other than normal trade accounts, which are paid as incurred. Lee also presented the 2000 Budget Status for review. All were approved by the Board.

New Business

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- 1. The Saddleridge sign on the left side of the south entrance fell over and was broken into several pieces. Cecil Gibson has worked with various masonry contractors and found one that will repair the sign for \$400.00 verses \$2,000 for a new sign. The Board approved the proposal to repair the sign. The contractor will notify Cecil when he can start the repairs.
- 2. The Saddleridge Franchise Tax Return has been filed. No payments were due. Saddleridge HOA is still considered a non-profit organization, but non-exempt. The HOA CPA will reevaluate this status every year.
- 3. All of Saddleridge is included in the proposed Wimberley incorporation plan. A map is posted at the Wimberley Visitor Center should any resident want to see the plan. A tentative election on this issue is scheduled for May 6, 2000.

Beginning Agenda for April Meeting

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- Status of deed restrictions for web site
- Collection Agency Fees – Finalization of late payee list
- Finalize Agenda/Catering for Spring Picnic
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Adjournment

Adjournment was motioned and unanimously approved at 9:50 PM.

Previous month's minutes: [January](#) [February](#)

9200 Ranch Road 12, Wimberley Texas 78676

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