



**MINUTES**  
**SPOA BOARD MEETING**  
**March 17, 2014**

**Open Forum 6:30 PM**

There were no open forum items; however, a number of ex-SPOA Board members attended to discuss the New Candidates for Next SPOA Board Election item below.

**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** - Sharon Drobeck submitted the Treasurer's Report and the 2014 Budget for approval. There was no discussion, and the Treasurer's Report and Budget were approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
  - Rules & Regulations Development – Proposed language regarding Compliance with ACC Approvals is being finalized and simplified. The final draft will be reviewed by the lawyer in conjunction with a final review of the proposed outdoor welding rule. This Item will remain open.
  - 2014 Dues Notice – As of the March Board meeting, 16 residents had yet to pay their dues. An initial late notice will be mailed out soon to those in arrears. As per the Saddleridge Covenants and Bylaws, after January 31, interest (18%) and collection charges will accrue on overdue Dues payments. If the number late payments increase over last year, as it seems so far they may, the SPOA Board is considering adopting a \$25 Late Fee going forward. This item will remain open.
  - New Candidates for Next SPOA Board Election – The SPOA Board is severely in need of candidates for the next Board election. A number of past Board members attended the meeting to offer their suggestions on how to try to solicit interest from residents in stepping up to running for a Board position. The recurring theme in most of the suggestions was to approach folks face-to-face whenever and wherever possible, since generic mass-media pleas aren't working. Please seriously consider

getting involved in running your neighborhood!! Think of what a mess Saddleridge would be without a Board at all!! This Item will remain open.

- Residents Trespassing on Other Residents' Property – The SPOA Board had received some complaints from residents of other residents trespassing on the complainant's property; some even after being told not to. A warning and instructional letter was written and sent out to homeowners via email. This Item will be closed until such time further complaints are received.
  - Saddleridge Annual Meeting & Picnic – The annual Saddleridge Picnic will be held on Saturday, April 12; from 11 AM to 1 PM. Food will be provided by Brookshire Brothers (bar-b-que, beans, potato salad, drinks, desserts). This event is free to all Saddleridge residents. There will be a speaker on the FireWise project in attendance. Email reminders will be sent prior to the picnic. This Item will remain open.
- **New Business:**
- Firewise Status – Ron Steel (our resident Firewise volunteer) needs to be advised of any and all fire-prevention activities (tree trimming, brush clearing, landscaping, etc.) performed by Saddleridge residents. He needs this data to ensure our Firewise Community rating is maintained. Some insurance companies will give a discount to Firewise Community residents!! A Firewise speaker will be attending the annual picnic (see above). This item will remain open.
  - Spring Newsletter – The Spring SPOA Newsletter needs to be prepared and sent out soon. Some suggested articles for the Newsletter are Board Members Needed (what if no Board??!!), an Oak Wilt Warning, and a Speeding reminder.
  - Clubhouse Water Service – The SPOA gets monthly invoices from Culligan for an unspecified service, so the Board decided to investigate thinking it was for the water softener system. Turns out it is for rental of the little under-kitchen-sink RO system for drinking water. The Board decided that this was not a good use of SPOA funds (the annual rental fee is way more than the system is worth). Culligan has been contacted to cancel the service, and will remove the unit soon. After Culligan removes the system, the Board will consider other options. This item will remain open.
  - Front Entrance Landscaping – The Landscape Committee reported that the front entrance is due for some upkeep; such as mulching, removing the dead trees, adding some new plants, etc. The Landscape Committee Chair (Ron Steel) will be preparing some estimates and suggestions to submit to the Board. This item will remain open.

The meeting was adjourned at 8:15 PM.

# **Saddleridge Property Owners Association**

## **February Treasurer's Report**

**March 17, 2014**

The February Treasurer's report includes a month-end and prior year-end Balance Sheet as well as detailed Profit and Loss Statements that compare actual experience to the budgeted income and expense projections for the month and year-to-date through February. This information is included in a format which includes the 2014 annual budget. This will help to keep the big picture in mind.

The Balance Sheet as of February 28 includes:

- Checking/Savings totaling \$102,611 and no outstanding liabilities.
- Accounts Receivable of \$(16), this negative balance represents dues paid in advance.

A review of the Profit and Loss report shows the monthly net income to be \$1,669 for February, this compares favorably to the budgeted net income of \$1,105. There are no unusual items to report. Year-to-date net income is \$10,195 and budgeted net income \$9,769.

91% of the Property Owners have paid their respective 2014 Dues. 16 Property owners have not paid their dues, for an outstanding total balance due of \$1,632.

Respectfully submitted,

Sharon M. Drobeck  
Treasurer

## Saddleridge Property Owners Association Balance Sheets As of

	<b>February 28, 2014</b>	<b>December 31, 2013</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Ozona CD	50,379.55	50,370.99
Ozona Checking	4,801.77	6,621.87
Ozona Money Market	47,429.90	35,423.32
<b>Total Checking/Savings</b>	102,611.22	92,416.18
<b>Accounts Receivable</b>		
Accounts Receivable	(16.27)	(16.27)
<b>Total Accounts Receivable</b>	(16.27)	(16.27)
<b>Total Current Assets</b>	102,594.95	92,399.91
<b>Other Assets</b>		
Saddleridge Property	80,500.00	80,500.00
<b>Total Other Assets</b>	80,500.00	80,500.00
<b>TOTAL ASSETS</b>	<b>183,094.95</b>	<b>172,899.91</b>
 <b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	62,076.51	57,952.05
Net Income	10,195.04	4,124.46
<b>Total Equity</b>	183,094.95	172,899.91
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>183,094.95</b>	<b>172,899.91</b>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget Performance**  
February 2014

	<u>Feb 14</u>	<u>Budget</u>	<u>Jan - Feb 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
Clubhouse Usage Fee	25.00	50.00	25.00	50.00	500.00
HOA Dues Collected	2,113.00	1,673.00	13,515.00	13,075.00	19,580.00
Interest Assessed Fees	40.07	0.00	43.34	0.00	250.00
Interest Inc	15.48	8.00	15.81	16.00	100.00
Resale Cert. Fee	0.00	50.00	0.00	100.00	500.00
Transfer Fees	0.00	50.00	0.00	50.00	500.00
<b>Total Income</b>	<b>2,193.55</b>	<b>1,831.00</b>	<b>13,599.15</b>	<b>13,291.00</b>	<b>21,430.00</b>
<b>Expense</b>					
<b>Accounting</b>					
Accounting-Bookkeeper	175.00	175.00	350.00	350.00	2,100.00
<b>Total Accounting</b>	<b>175.00</b>	<b>175.00</b>	<b>350.00</b>	<b>350.00</b>	<b>2,100.00</b>
<b>Annual Septic Contract</b>	<b>0.00</b>		<b>0.00</b>		<b>250.00</b>
<b>Bank Charges</b>					
Check Printing	0.00		0.00	0.00	75.00
Safe Deposit Box	0.00		40.00	40.00	40.00
<b>Total Bank Charges</b>	<b>0.00</b>		<b>40.00</b>	<b>40.00</b>	<b>115.00</b>
<b>Clubhouse Expenses</b>					
Cleaning	50.00	50.00	100.00	100.00	595.00
Cleaning Supplies	0.00	0.00	0.00	0.00	100.00
Furnishings	0.00	0.00	0.00	0.00	200.00
Heating and AC	0.00	0.00	0.00	0.00	150.00
Insurance	0.00		0.00		375.00
Lighting	0.00	0.00	0.00	0.00	50.00
Maintenance Labor	0.00		0.00		400.00
Outside Lighting	0.00		0.00		50.00
Pest Control	0.00		102.84	103.00	420.00
Plumbing Repairs	0.00		0.00		250.00
Repairs	0.00		0.00		500.00

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**Profit & Loss Budget Performance**  
February 2014

	<u>Feb 14</u>	<u>Budget</u>	<u>Jan - Feb 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Trash	0.00	85.00	86.26	85.00	350.00
Water softener monthly maintain	46.40	50.00	46.40	50.00	300.00
Wellhouse Expenses	0.00		0.00		100.00
<b>Total Clubhouse Expenses</b>	<b>96.40</b>	<b>185.00</b>	<b>335.50</b>	<b>338.00</b>	<b>3,840.00</b>
Dues and Subscriptions	0.00		0.00		25.00
Food for Saddleridge Meetings					
Food for Annual BBQ	0.00		0.00		550.00
Neighborhood Watch	0.00		0.00		400.00
<b>Total Food for Saddleridge Meetings</b>	<b>0.00</b>		<b>0.00</b>		<b>950.00</b>
Improvements					
Landscaping					
Entrance	0.00		0.00		400.00
Lighting	0.00		0.00		200.00
Plants	0.00		0.00		360.00
<b>Total Landscaping</b>	<b>0.00</b>		<b>0.00</b>		<b>960.00</b>
Wellhouse Improvements	0.00		0.00		100.00
<b>Total Improvements</b>	<b>0.00</b>		<b>0.00</b>		<b>1,060.00</b>
Insurance-HOA Liability	0.00		0.00		600.00
Insurance, D&O	0.00		0.00		2,500.00
Lawn Maintenance	0.00	162.00	324.76	487.00	2,300.00
Legal-Attorney Fees	0.00		0.00		1,000.00
Mailings	0.00	50.00	0.00	50.00	250.00
Miscellaneous					
ACC Office Supplies	0.00		0.00		100.00
Copying	0.00		0.00		50.00
Legal Records	0.00		0.00		50.00
Office Supplies	0.00		0.00		50.00
Printer Cart.	0.00		0.00		100.00

**Saddleridge Property Owners Association**  
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	<u>Feb 14</u>	<u>Budget</u>	<u>Jan - Feb 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Software	0.00		0.00		280.00
Website Hosting Fee	0.00		0.00		120.00
<b>Total Miscellaneous</b>	<u>0.00</u>		<u>0.00</u>		<u>750.00</u>
PEC Electricity	253.48	154.00	556.08	457.00	2,000.00
Taxes	0.00		1,797.77	1,800.00	1,800.00
<b>Total Expense</b>	<u>524.88</u>	<u>726.00</u>	<u>3,404.11</u>	<u>3,522.00</u>	<u>19,540.00</u>
<b>Net Income</b>	<u><u>1,668.67</u></u>	<u><u>1,105.00</u></u>	<u><u>10,195.04</u></u>	<u><u>9,769.00</u></u>	<u><u>1,890.00</u></u>



## COMMITTEE ACTIVITY REPORT

Date: March 2014

### Architectural Committee

**Chairperson:** Rick Cardenas 847-7363

Nothing to report.

### Maintenance Committee

**Chairperson:** Open (Bo Garrett & George Graham filling in)

Nothing to report.

### Landscape Committee

**Chairperson:** Ron Steel 392-0542

Landscaping:

The front entrance could use some mulch and replacement of plants to make those areas look more appealing.

Firewise:

Please put in the Newsletter about our Firewise rep. (Will Boettner) being here for the April SPOA meeting & picnic. He will have information and handouts for people interested in protecting their homes from wild fires. He will also be available to answer questions after lunch.

### Clubhouse Committee

**Chairperson:** Brenda Musselwhite 512-722-3404

One rental in February.

### Neighborhood Committee

**Chairperson:** Cecil Gibson 847 0207

The speed sign on Saddleridge Dr at Packsaddle Pass has been temporarily repaired. Please observe the speed limit to protect Owners while walking. The City Marshal will be monitoring speed violators.

### Website Committee

**Chairperson:** Joe Williams 847 0390

[Nextdoor.com](http://Nextdoor.com) now has 105 registered Saddleridge users, representing 83 households.

### Nomination Committee

**Chairperson:** Open

### Property Owners Committee

**Chairperson:** Francis Savage 847 0955

Did not report.