



**MINUTES**  
**SPOA BOARD MEETING**  
**March 21, 2016**

**Open Forum 6:30 PM**

There were no Open Forum items. Steve Amos (SPOA Treasurer) was unable to attend due to a family commitment.

**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** – Bob Eastlake's Treasurer's Report was submitted (via email) for approval. There was no discussion, and the Treasurer's Report was approved as submitted. Saddleridge is now 100% paid on the 2016 SPOA annual dues!!
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
  - Wanted: Neighborhood Watch Coordinator & Block Captain, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions; mainly, a Neighborhood Watch Coordinator, and one Neighborhood Watch Block Captain. A list of specific committee positions needing volunteers is being compiled, and will be sent to the residents. Research is ongoing to see if any of the current committees are no longer needed (such as the Nomination Committee). A letter outlining Neighborhood Watch duties will be sent out via email to hopefully help recruit NW volunteers. This item will remain open until some more volunteers step up.
  - Revising Section 8.02 (Amendments) of the Saddleridge Covenants to correspond to the Texas HOA law standard (Sec. 209.0041 of the Texas Residential Property Owners Protection Act), and to clarify the confusing language currently within this Section – Due to numerous comments and concerns from residents regarding the small number of votes required to change the Saddleridge Covenants & Restrictions document (currently only a simple majority of those who actually vote on a change proposal), the Board is researching a possible revision to the Covenants to go back to the widely-accepted norm of requiring a minimum of a 67% voter turnout for any change

proposal vote to be valid. This is a very common rule for HOA's, corporations, government entities, and others that rely on a set of governing documents. We are not considering a 67% super-majority (like would be required to amend the U.S. Constitution); but rather a 67% simple majority.

Such a 67% rule is simply a defensive mechanism that will limit a small subgroup from easily imposing their will on the entire group. Requiring a larger majority will also ensure that any proposed change will be well-thought-out, and discussed and debated thoroughly before any vote is authorized.

This proposal would of course require a vote of Saddleridge property owners.

Update: Further research on this matter has been ongoing regarding the generation of an appropriate language draft, and how other HOA's covenants are worded. While studying a number of other HOA's Covenants looking for good language to possibly clone, it seems that most looked at so far are worse than ours; with many not complying at all with anything in the 2011 HOA Act. After further study of other HOA Covenants, and since no applicable covenant language has been found at other HOA's; it has been decided that we will need to draft language from scratch. This item will remain open.

- Texas Night Sky Festival (March 5<sup>th</sup> in Dripping Springs) – This is an informational item to advise residents of possible future outdoor lighting restrictions which may be imposed by the City of Wimberley if it adopts “Night Sky” outdoor lighting regulations similar to those adopted by Dripping Springs and other Hill Country local governments. The most interesting item in the Dripping Springs regulations is that all currently-installed residential lighting is grandfathered in until such time it needs to be replaced, *or until such time any changes are made to the property*. The way it is worded is such that if just about *anything* is changed on the property, then *all* non-conforming lighting has to be updated to the current regulations!! Want to add a fence?? Then all your non-conforming lighting must be replaced too!! Will Wimberley adopt similar laws?? Time will tell. This item will be closed (for now!).
- **New Business:**
  - Annual SPOA Spring Picnic – The Annual SPOA Meeting & Picnic is scheduled for Saturday, April 9, 2016 from 11AM to 1PM at the Saddleridge Clubhouse. This event is open to all Saddleridge residents and their families. Please come and enjoy the free food (chopped bar-b-que brisket sandwiches & fixin's, soft drinks, & desserts), and meet your neighbors and Board members. This item will remain open.
  - Paving on Clubhouse Entrance & Driveway – The paving at the Clubhouse is getting in bad shape; especially at the driveway entrance. Estimates will be gathered for various options (chip-seal or asphalt; drive-only, or parking area also) before any decision is made. This item will remain open.

The meeting was adjourned at 7:20 PM.

03/02/16  
Cash Basis

**SPOA**  
**Balance Sheet**  
As of February 29, 2016

	<u>Feb 29, 16</u>	<u>Feb 28, 15</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Ozona CD #305501	25,301.08	25,250.54	50.54
Ozona CD #305552	25,280.35	25,229.85	50.50
Ozona Checking	25,571.90	18,360.12	7,211.78
Ozona Money Market	41,515.36	41,473.76	41.60
<b>Total Checking/Savings</b>	<u>117,668.69</u>	<u>110,314.27</u>	<u>7,354.42</u>
<b>Accounts Receivable</b>			
Accounts Receivable	-300.00	-100.00	-200.00
<b>Total Accounts Receivable</b>	<u>-300.00</u>	<u>-100.00</u>	<u>-200.00</u>
<b>Other Current Assets</b>			
Undeposited Funds	0.00	100.00	-100.00
<b>Total Other Current Assets</b>	<u>0.00</u>	<u>100.00</u>	<u>-100.00</u>
<b>Total Current Assets</b>	<u>117,368.69</u>	<u>110,314.27</u>	<u>7,054.42</u>
<b>Other Assets</b>			
Saddleridge Property	80,500.00	80,500.00	0.00
<b>Total Other Assets</b>	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<u><b>197,868.69</b></u>	<u><b>190,814.27</b></u>	<u><b>7,054.42</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	79,463.24	71,601.85	7,861.39
Net Income	7,582.05	8,389.02	-806.97
<b>Total Equity</b>	<u>197,868.69</u>	<u>190,814.27</u>	<u>7,054.42</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>197,868.69</b></u>	<u><b>190,814.27</b></u>	<u><b>7,054.42</b></u>

11:50 AM  
 03/02/16  
 Cash Basis

## Saddleridge Property Owners Association Profit & Loss Budget vs. Actual January through February 2016

	Jan - Feb 16	Budget
<b>Income</b>		
Clubhouse Usage Fee	200.00	25.00
HOA Dues Collected	10,656.00	192.00
Interest Assessed Fees	39.80	2.00
Interest Income	24.01	24.00
Transfer Fees	100.00	
<b>Total Income</b>	11,019.81	243.00
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	350.00	350.00
<b>Total Accounting</b>	350.00	350.00
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
<b>Total Bank Charges</b>	40.00	40.00
<b>Clubhouse Expenses</b>		
Cleaning	100.00	100.00
Cleaning Supplies	12.10	
Lighting	14.05	
Misc	227.32	
Pest Control	102.84	102.84
Trash	85.34	86.26
<b>Total Clubhouse Expenses</b>	541.65	289.10
<b>Improvements</b>		
Landscaping		
Lighting	103.88	
<b>Total Landscaping</b>	103.88	
<b>Total Improvements</b>	103.88	
Lawn Maintenance	162.38	324.76
Legal-Attorney Fees	0.00	325.00
Mailings	0.00	300.00
<b>Miscellaneous</b>		
Legal Records	0.00	20.00
Printer Cart.	0.00	60.00
Website Domain	0.00	60.00
Website Hosting Fee	0.00	180.00
<b>Total Miscellaneous</b>	0.00	320.00
PEC Electricity	268.59	556.08
Taxes	1,971.26	2,000.00
<b>Total Expense</b>	3,437.76	4,504.94
<b>Net Income</b>	7,582.05	-4,261.94



## COMMITTEE ACTIVITY REPORT

Date: March 2016

### Architectural Committee

**Chairperson:** Rick Cardenas 847-7363

Nothing to report.

### Maintenance Committee

**Chairperson:** Bo Garrett 512-496-8358

The entrance lights have been repaired. One bulb was replaced, the broken center lens was replaced and that light fixture was raised to the proper height, and all fixtures were disassembled and cleaned.

### Landscape / Firewise Committee

**Chairperson:** John Savage 432-352-5031

Nothing to report.

### Clubhouse Committee

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

The Clubhouse was rented 5 times since the previous report.

### Neighborhood Committee

**Chairperson:** Open

Did not report.

### Website Committee

**Chairperson:** Joe Williams 847 0390

Nothing to report.

### Nomination Committee

**Chairperson:** Open

Did not report.

### Property Owners Committee

**Chairperson:** Francis Savage 847 0955

Did not report.