



**MINUTES**  
**SPOA BOARD MEETING**  
**March 15, 2021**

**Open Forum 6:30 PM**

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

**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** – Lon Howard submitted the Treasurer's Report for approval via earlier email from the SPOA Bookkeeper. 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:**
  - SPOA Annual Dues – There are still four property owners who have not yet paid their annual 2021 SPOA Dues. The SPOA Treasurer has contacted those who are delinquent numerous times. Lien letters will now be sent to those still delinquent. This item will remain open.
  - Banning Short-Term Rentals via Covenant-Change Vote – SPOA Board members have been receiving numerous questions from realtors and potential property buyers about being allowed to operate a short-term rental (STR) in Saddleridge (such as AirBnB and Vrbo). Our Covenants currently do not specifically ban that type of property use. There is however use-restriction language in our Covenants (within Article III) which alludes in a roundabout way that such activity should probably not occur. However, such an assumption is legally ambiguous at best; and can be easily overturned by the Texas Courts (reference Tarr vs Timberwood Park Owners Assn. for a recent San Antonio example).

A decision was made to offer a Covenant-change proposal to Saddleridge property owners to add clear unambiguous language to the Covenants banning STR's going forward. Proxy ballots were mailed out late January; with Property owners having until February 28<sup>th</sup> to return their completed ballots.

The voting has ended, and the votes have been tallied. Voter turnout was not quite as robust as hoped for a subject as important as this; but it did surpass the 67% minimum turnout required by the TX Property Code

to be a valid vote. 128 ballots were received representing 149 votes (at one vote per lot owned). That's a 71% turnout as compared to the total possible of 210.

The numbers are:

Voting for Option 1 (banning STR's via changing the Saddleridge Covenants) – 110 votes

Voting for Option 2 (allowing STR's by making no changes to the Saddleridge Covenants) – 39 votes

The voting split calculates to a 74% / 26% margin in favor of Option 1 (banning STR's). Therefore, the Saddleridge Covenants & Restrictions will be changed to the Option 1 proposed language, and the revised document will be recorded with the Hays County Clerk, and also posted on the Saddleridge web site.

This item will now be closed.

- Covenants Section 3.01 Compliance Issue – A Covenants compliance legal action is being considered for one property regarding continued violation of certain ACC rules. Board and ACC members are continuing to work with the property owners to resolve the issues to the mutual satisfaction of both parties.

This item will remain open.

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

The meeting was adjourned at 7:05 PM.

**SPOA**  
**Balance Sheet**  
As of February 28, 2021

	<u>Feb 28, 21</u>	<u>Feb 29, 20</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Broadway Bank CD 7439	51,322.34	51,322.34	0.00
Broadway Bank CD 7440	25,138.63	25,138.63	0.00
Ozona Checking	37,996.37	32,906.52	5,089.85
Ozona Money Market	16,724.75	16,715.37	9.38
<b>Total Checking/Savings</b>	131,182.09	126,082.86	5,099.23
<b>Accounts Receivable</b>			
Accounts Receivable	-780.59	-588.59	-192.00
<b>Total Accounts Receivable</b>	-780.59	-588.59	-192.00
<b>Total Current Assets</b>	130,401.50	125,494.27	4,907.23
<b>Other Assets</b>			
Saddleridge Property	80,500.00	80,500.00	0.00
<b>Total Other Assets</b>	80,500.00	80,500.00	0.00
<b>TOTAL ASSETS</b>	<b><u>210,901.50</u></b>	<b><u>205,994.27</u></b>	<b><u>4,907.23</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	97,650.11	88,668.08	8,982.03
Net Income	2,427.99	6,502.79	-4,074.80
<b>Total Equity</b>	210,901.50	205,994.27	4,907.23
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>210,901.50</u></b>	<b><u>205,994.27</u></b>	<b><u>4,907.23</u></b>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through February 2021

	Jan - Feb 21	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Clubhouse Usage Fee	50.00	25.00
HOA Dues Collected	3,744.00	413.00
Interest Assessed Fees	0.00	52.60
Interest Income	4.34	51.42
Resale Cert. Fee	50.00	100.00
Transfer Fees	54.00	100.00
Uncategorized Income	0.00	0.00
<b>Total Income</b>	<b>3,902.34</b>	<b>742.02</b>
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	370.00	391.42
<b>Total Accounting</b>	<b>370.00</b>	<b>391.42</b>
<b>Annual Septic Contract</b>	<b>0.00</b>	<b>0.00</b>
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
Service Charges	0.00	0.00
<b>Total Bank Charges</b>	<b>40.00</b>	<b>40.00</b>
<b>Clubhouse Expenses</b>		
Cleaning	84.29	0.00
Cleaning Supplies	0.00	0.00
Furnishings	0.00	0.00
Insurance	0.00	0.00
Maintenance Labor	0.00	105.51
Misc	0.00	377.79
Pest Control	184.03	0.00
Plumbing Repairs	0.00	0.00
Repairs	38.81	0.00
Trash	170.93	114.61
<b>Total Clubhouse Expenses</b>	<b>478.06</b>	<b>597.91</b>
<b>Food for Saddleridge Meetings</b>		
Food for Annual BBQ	0.00	0.00
Neighborhood Watch	0.00	0.00
<b>Total Food for Saddleridge Meetings</b>	<b>0.00</b>	<b>0.00</b>
<b>Improvements</b>		
<b>Landscaping</b>		
Entrance	0.00	7.00
Landscaping - Other	0.00	0.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>7.00</b>
<b>Total Improvements</b>	<b>0.00</b>	<b>7.00</b>
<b>Insurance-HOA Liability</b>	<b>0.00</b>	<b>0.00</b>
<b>Lawn Maintenance</b>	<b>0.00</b>	<b>180.00</b>
<b>Mailings</b>		
Box 924	0.00	0.00
Mailings - Other	331.88	0.00
<b>Total Mailings</b>	<b>331.88</b>	<b>0.00</b>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
January through February 2021

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	<u>Jan - Feb 21</u>	<u>Budget</u>
Misc	0.00	0.00
PEC Electricity	254.41	288.05
Taxes	0.00	2,536.80
Web Hosting Fees	0.00	0.00
<b>Total Expense</b>	<u>1,474.35</u>	<u>4,041.18</u>
<b>Net Ordinary Income</b>	<u>2,427.99</u>	<u>-3,299.16</u>
<b>Net Income</b>	<u><b>2,427.99</b></u>	<u><b>-3,299.16</b></u>



## COMMITTEE ACTIVITY REPORT

Date: March 2021

### Architectural Committee

**Chairperson:** Laura Wondercheck 210-501-2854

Approved new home and mailbox for 201 Frontier Trl.

### Maintenance Committee

**Chairperson:** George Graham 903-449-2977

Nothing to report.

### Landscape / Firewise Committee

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

Cleaned up / removed all ice-downed tree limbs from the Clubhouse area, and hauled the debris to the landfill.

### Clubhouse Committee

**Chairperson:** Linda Rivera 512-757-2205

Nothing to report.

### Website Committee

**Chairperson:** Joe Williams 512-750-4274

Updated the Saddleridge website with the February minutes.