



MINUTES
SPOA BOARD MEETING
March 20, 2023

Open Forum 6:30 PM

One resident (Mike Rohan) stopped by to inform us about his personal trials in cleaning up his ice storm tree damage. He did a large amount of research on various options available for both DIY and for-hire cleanup; and heavily documented all info he found. He offered this info to the Board to use as they see fit. This info document will be included in any SPOA emails to residents still dealing with limb cleanup.

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** – The Treasurer's Report was submitted for approval by the SPOA Bookkeeper (Marla Koosed) and SPOA Treasurer (Laura Wondercheck). 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:**
 - Covenants Compliance Issue – A Saddleridge Covenants compliance legal action is now in process for one property (Lot 23) regarding continued violation of certain sections of the Saddleridge Covenants. Late last year the first step in the legal process was completed; a USPS-delivered Certified letter as mandated by the Texas Property Code giving notice of the violations.

During the January Board meeting, a motion was made and approved to proceed with legal action against the owner of Lot 23 to secure compliance with the Covenants, and remedy the violations cited in the previously-delivered notice.

June/July Update: On May 18th the Hays County court granted a default judgement in favor of the SPOA. A lien was filed with the County to recover all legal fees expended by the SPOA.

August Update: A motion was made, seconded, and passed unanimously by the Board to begin foreclosure proceedings on the court-granted judgement lien on the property.

September/October/November Update: The SPOA began foreclosure proceedings on the court-granted judgement lien on the property.

March Update: A status report from the SPOA lawyer indicates that foreclosure proceedings are under way; but may take some time to generate and file the needed paperwork with the applicable courts. A meeting with the SPOA lawyer is scheduled for later this month.

This item will remain open.

- Dark Sky Compliant Entrance Lighting – The Wimberley Dark Sky lighting regulations passed a few years ago mandate lighting that complies to said regulations. The current Saddleridge entrance lighting is not compliant; and must be brought into compliance by mid-2023. If not, the SPOA could face fines levied by the City.

Four reputable local outdoor lighting design & installation vendors were identified and contacted; and each was asked for ideas (leading hopefully to a cost proposal) for the design and installation of compliant lighting. Only two of the vendors replied; asking for more details. All four of those vendors have now said they are not interested in this “small” job. Most likely this will end up being a “do it ourselves” project, and may be accomplished simply by using dimmer bulbs in the entrance light fixtures.

One more local electrician who is familiar with the Dark Sky regs has been identified and contacted. Conversations are ongoing with him; but have slowed (he’s been busy from ice storm-related work).

This item will remain open.

- SPOA 2023 Annual Dues -- The SPOA 2023 Dues Invoices were mailed to all residents at their address on record toward the end of November. The mailing included both the invoice and a stamped return envelope. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments were due by January 1, 2023.

New for this year was an option to pay Dues via a credit card or PayPal/Venmo. Instructions for doing such were included with the Dues invoice mailing. So far, 70 residents have chosen to pay their Dues in this manner. A big thanks to the SPOA Webmaster, Joe Williams, for getting this set up!

As of this meeting, there were still 2 property owners who were still delinquent of their Dues payments. They will be contacted ASAP.

This item will remain open.

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

The meeting was adjourned at 7:45 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

As of February 28, 2023

	<u>Feb 28, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	37,204.32
Ozona Money Market	16,745.42
Broadway Bank CD 7439	53,562.86
Broadway Bank CD 7440	26,236.08
Total Checking/Savings	<u>133,748.68</u>
Accounts Receivable	
Accounts Receivable	250.00
Total Accounts Receivable	<u>250.00</u>
Total Current Assets	133,998.68
Fixed Assets	
Saddleridge Property	80,500.00
Total Fixed Assets	<u>80,500.00</u>
TOTAL ASSETS	<u><u>214,498.68</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	200.00
Total Accounts Payable	<u>200.00</u>
Total Current Liabilities	<u>200.00</u>
Total Liabilities	200.00
Equity	
Opening Balance Equity	110,823.40
Retained Earnings	103,704.76
Net Income	(229.48)
Total Equity	<u>214,298.68</u>
TOTAL LIABILITIES & EQUITY	<u><u>214,498.68</u></u>

Saddleridge Property Owners Association

Profit & Loss - Modified Cash Basis

Month and year-to-date through February 28, 2023

	Jan 23	Feb 23	TOTAL
Ordinary Income/Expense			
Income			
Clubhouse Usage Fee	\$ -	\$ 75.00	\$ 75.00
HOA Dues Collected	\$ 4,620.00	\$ 288.00	\$ 4,908.00
Interest Assessed Fees	\$ -	\$ (167.52)	\$ (167.52)
Resale Cert. Fee	\$ 100.00	\$ 100.00	\$ 200.00
Transfer Fees	\$ 50.00	\$ (50.00)	\$ -
Interest Income	\$ 4.06	\$ 3.88	\$ 7.94
Uncategorized Income	\$ (78.72)	\$ -	\$ (78.72)
Total Income	\$ 4,695.34	\$ 249.36	\$ 4,944.70
Expense			
Accounting			
Accounting-Bookkeeper	\$ 200.00	\$ 200.00	\$ 400.00
Total Accounting	\$ 200.00	\$ 200.00	\$ 400.00
Bank Charges			
Safe Deposit Box	\$ 40.00	\$ -	\$ 40.00
Service Charges	\$ 68.63	\$ -	\$ 68.63
Total Bank Charges	\$ 108.63	\$ -	\$ 108.63
Clubhouse Expenses			
Cleaning Labor	\$ 300.00	\$ -	\$ 300.00
Maintenance Labor	\$ -	\$ 3,409.88	\$ 3,409.88
Pest Control	\$ -	\$ 119.08	\$ 119.08
Trash	\$ -	\$ 192.46	\$ 192.46
Total Clubhouse Expenses	\$ 300.00	\$ 3,721.42	\$ 4,021.42
Electricity - PEC	\$ 142.00	\$ 194.00	\$ 336.00
Lawn Maintenance	\$ -	\$ 200.00	\$ 200.00
Miscellaneous Expenses			
ACC Office Supplies	\$ 100.00	\$ -	\$ 100.00
Total Miscellaneous Expenses	\$ 100.00	\$ -	\$ 100.00
Postage and Delivery	\$ 8.13	\$ -	\$ 8.13
Total Expense	\$ 858.76	\$ 4,315.42	\$ 5,174.18
Net Ordinary Income	\$ 3,836.58	\$ (4,066.06)	\$ (229.48)
Net Income	\$ 3,836.58	\$ (4,066.06)	\$ (229.48)

Saddleridge Property Owners Association

Budget vs Actual - Modified Cash Basis

year-to-date through February 28, 2023

	<u>Jan - Feb 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Clubhouse Usage Fee	75.00	125.00	(50.00)	60.0%
HOA Dues Collected	5,064.11	4,812.00	252.11	105.24%
Interest Assessed Fees	(60.11)	0.00	(60.11)	100.0%
Resale Cert. Fee	200.00	200.00	0.00	100.0%
Transfer Fees	0.00	304.00	(304.00)	0.0%
Interest Income	7.94	4.37	3.57	181.69%
Uncategorized Income	(78.72)			
Total Income	<u>5,208.22</u>	<u>5,445.37</u>	<u>(237.15)</u>	<u>95.65%</u>
Expense				
Accounting				
Accounting-Bookkeeper	200.00	600.00	(400.00)	33.33%
Total Accounting	<u>200.00</u>	<u>600.00</u>	<u>(400.00)</u>	<u>33.33%</u>
Bank Charges				
Safe Deposit Box	40.00	40.00	0.00	100.0%
Service Charges	68.63	0.00	68.63	100.0%
Total Bank Charges	<u>108.63</u>	<u>40.00</u>	<u>68.63</u>	<u>271.58%</u>
Clubhouse Expenses				
Cleaning Labor	300.00	0.00	300.00	100.0%
Insurance	0.00	0.00	0.00	0.0%
Maintenance Labor	3,409.88			
Pest Control	119.08	113.66	5.42	104.77%
Repairs	0.00	0.00	0.00	0.0%
Septic Cleaning and Service	0.00	0.00	0.00	0.0%
Trash	192.46	190.00	2.46	101.3%
Total Clubhouse Expenses	<u>4,021.42</u>	<u>303.66</u>	<u>3,717.76</u>	<u>1,324.32%</u>
Electricity - PEC	336.00	246.15	89.85	136.5%
Food for Saddleridge Meetings				
Annual BBQ	0.00	0.00	0.00	0.0%
Food for Saddleridge Meetings - Other	0.00	0.00	0.00	0.0%
Total Food for Saddleridge Meetings	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Insurance - D&O	0.00	0.00	0.00	0.0%
Insurance - Liability	0.00	0.00	0.00	0.0%
Lawn Maintenance	200.00	190.00	10.00	105.26%
Legal-Attorney Fees	0.00	0.00	0.00	0.0%
Miscellaneous Expenses				
ACC Office Supplies	100.00			
Office Supplies	0.00	59.35	(59.35)	0.0%
Web Hosting Fees	0.00	0.00	0.00	0.0%
Website Domain	0.00	0.00	0.00	0.0%
Total Miscellaneous Expenses	<u>100.00</u>	<u>59.35</u>	<u>40.65</u>	<u>168.49%</u>

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

Saddleridge Property Owners Association
Budget vs Actual - Modified Cash Basis
year-to-date through February 28, 2023

Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	8.13	0.00	8.13	100.0%
Taxes				
Taxes - Property	0.00	0.00	0.00	0.0%
Total Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Expense	<u>4,974.18</u>	<u>1,439.16</u>	<u>3,535.02</u>	<u>345.63%</u>
Net Ordinary Income	<u>234.04</u>	<u>4,006.21</u>	<u>(3,772.17)</u>	<u>5.84%</u>
Net Income	<u><u>234.04</u></u>	<u><u>4,006.21</u></u>	<u><u>(3,772.17)</u></u>	<u><u>5.84%</u></u>



COMMITTEE ACTIVITY REPORT

Date: March 2023

Architectural Committee

Chairperson: Krista Reynolds 503-349-6575

Approved carport/garden cover structure for 834 Saddleridge Dr.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced Clubhouse water filter cartridge, and checked interior faucet flows for aerator clogging.

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

One rental since the previous Board meeting. No rentals yet scheduled going forward.

Website Committee

Chairperson: Joe Williams 512-750-4274

1. Added previous month's Board minutes to website Documents list.
2. Added current Board meeting notice to website home page.
3. Set up info@saddleridge.com email address for outgoing emails to SPOA members.