



Annual Property Owners Meeting
April 29, 2006
Minutes of Meeting

The meeting was opened at 10:00 AM by President Cecil Gibson. The subdivision was divided into 12 separate areas and owners volunteered for specific street clean up assignments. All the trash collected was returned to the clubhouse and placed in containers provided by the Saddleridge trash contractor.

The Annual Property Owners Meeting started at noon. Board Members Joe Williams, Vivian McDonald and Tim Shannon were introduced by Cecil Gibson. Sheriff Allen Bridges and Deputy Pam Robinson were also in attendance and provided several comments regarding Neighborhood Watch. Cecil Gibson summarized what the Board had accomplished during 2006. Fifty owners had approved and three owners had disapproved the proposed Bylaw changes. Forty-nine had approved and three disapproved the proposed CC&R changes. Based on a majority vote of those responding to the board's request, he stated the changes would be filed with Hays County Records. Additional Association accomplishments presented were:

1. Replacement had been completed for some badly needed items at the clubhouse such as a motion detector light at the front entrance, new plumbing in the rest room and new tables. Credit for most of these items went to Joe and Lynn Williams and Larry Crosby.
2. Mail out of county fire prevention pamphlets to all Property Owners had been completed after the November wild fire in Saddleridge. Vivian McDonald did a great job supporting this effort.
3. A new mowing contractor had been hired. Additional duties included trimming, fertilizing and treating for fire ants at the clubhouse and common areas.
4. A Corporate Charter had been obtained for the Saddleridge Property Owners Association. Various names such as Wimberley Saddleridge Homeowners Association, Saddleridge Homeowners Association and Saddleridge Property Owners Association had been used during the past in legal documents and was causing confusion with owners, real estate companies and the city.
5. A "Firewise Award" had been obtained by the Association from the Texas Forest Service. He thanked the many owners who had contributed.

He also stated there were several tasks remaining for the year including better control of illegal vehicles on subdivision streets and landscaping for the main entrances. Judy Garrett had listed several vehicle violations in the April 2006 Saddle Bags Newsletter and provided owners with a Sheriff's Department phone number for reporting any unusual activities. TxDot had informed Saddleridge that RR12 widening

would start in about 18 months and the entrances would have to be relocated 100 feet inside the subdivision. The final Public Hearing was scheduled for the fall of 2006.

Joe Williams, the SPOA Treasurer, reviewed the 2006 budget planned expenditures against the 2005 budget actual expenses. The 2006 budget is about \$8,000 above last years budget (and above expected dues receipts). Expected expenses this year include \$3,000 set aside for emergency water at the south entrance and \$5,500 set aside for possible re-landscaping at the south entrance. The lawn maintenance budget was increased from \$3,875 to \$6,000 per year to allow for expected increases in mowing and lawn maintenance. Liability insurance was increased about \$500, as was the PEC electricity budget. At this point, a significant amount of this increased budget may not be spent and will likely remain in reserves at the end of the year. There are several property owners who remain a problem with dues payments. The board will continue to be diligent in attempting to collect these past dues, and we expect to file liens against these properties again this year to ensure that the dues are paid if the property transfers.

In response to asking if any attendees had other comments, Francis Savage stated he had an issue with the section of the updated CC&Rs that permitted barns and other out buildings to be constructed six months before start of the main residence. The board said they had discussed this concern several times and concluded some owners desired to store building materials prior to home construction and felt the Architectural Control Committee could adequately oversee any problems. However, if any problems do arise in the future, then the board may have to consider another rewrite of this section of the CC&Rs.

The meeting was concluded and all owners enjoyed a great BBQ. Lots of appreciation was given to Tim Shannon for making all the food arrangements.