



MINUTES
SPOA BOARD MEETING
April 18, 2016

Open Forum 6:30 PM

There were no Open Forum items.

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** – Steve Amos submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **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: Language draft work is ongoing. The final iteration will look similar to the original Covenants language, but will be edited for simplicity, and to conform to the 2011 HOA Texas Act. This item will remain open.

- Annual SPOA Spring Picnic – The Annual SPOA Meeting & Picnic was held Saturday, April 9, 2016 from 11AM to 1PM at the Saddleridge Clubhouse. Thanks to the 45 residents who braved the little bit of rain and came out to the picnic. We had the usual crew of long-time residents, and a number of newbies! Judging by the noise level in the Clubhouse, good times were being had, and lots of rousing discussions ensued. We "guessed" a little better this year on the amount of food to get, and only had a little bit of beef and beans left; although we had lots of buns and chips and pickles left over (we'll get less of those next year). As usual, the leftovers were donated to the Southside Community Center's homeless shelter in San Marcos. This item will be closed until next year's event.
- Paving on Clubhouse Entrance & Driveway – The paving at the Clubhouse is getting in bad shape; especially at the driveway entrance. Estimates were gathered for various options (chip-seal or asphalt; drive-only, or parking area also). A decision was made to chip-seal the entrance driveway only (\$2,700). The parking area in front of the Clubhouse will not be paved due to (1) the expense, and (2) the fact that so much water comes up from the ground in that area that paving there wouldn't last very long. That area may be upgraded later with a fresh load of gravel; but that decision will be made after the driveway is finished. This item will remain open.
- **New Business:**
 - No New Business.

The meeting was adjourned at 7:20 PM.

04/01/16
Cash Basis

SPOA
Balance Sheet
As of March 31, 2016

	<u>Mar 31, 16</u>	<u>Mar 31, 15</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,305.10	25,254.41	50.69
Ozona CD #305552	25,284.37	25,233.72	50.65
Ozona Checking	25,292.78	18,732.45	6,560.33
Ozona Money Market	41,518.89	41,477.28	41.61
Total Checking/Savings	<u>117,401.14</u>	<u>110,697.86</u>	<u>6,703.28</u>
Accounts Receivable			
Accounts Receivable	-200.00	0.00	-200.00
Total Accounts Receivable	<u>-200.00</u>	<u>0.00</u>	<u>-200.00</u>
Total Current Assets	117,201.14	110,697.86	6,503.28
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>197,701.14</u>	<u>191,197.86</u>	<u>6,503.28</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	79,463.24	71,601.85	7,861.39
Net Income	7,414.50	8,772.61	-1,358.11
Total Equity	<u>197,701.14</u>	<u>191,197.86</u>	<u>6,503.28</u>
TOTAL LIABILITIES & EQUITY	<u>197,701.14</u>	<u>191,197.86</u>	<u>6,503.28</u>

3:16 PM
 04/01/16
 Cash Basis

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

	<u>Jan - Mar 16</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	225.00	75.00
HOA Dues Collected	11,136.00	192.00
Interest Assessed Fees	51.32	3.00
Interest Income	38.68	36.00
Resale Cert. Fee	0.00	0.00
Transfer Fees	150.00	
Total Income	<u>11,601.00</u>	<u>306.00</u>
Expense		
Accounting		
Accounting-Bookkeeper	525.00	525.00
Total Accounting	<u>525.00</u>	<u>525.00</u>
Bank Charges		
Safe Deposit Box	40.00	40.00
Service Charges	5.00	
Total Bank Charges	<u>45.00</u>	<u>40.00</u>
Clubhouse Expenses		
Cleaning	150.00	150.00
Cleaning Supplies	12.10	25.00
Lighting	14.05	
Misc	287.41	
Pest Control	102.84	102.84
Trash	85.34	86.26
Total Clubhouse Expenses	<u>651.74</u>	<u>364.10</u>
Improvements		
Landscaping		
Lighting	103.88	
Total Landscaping	<u>103.88</u>	
Total Improvements	103.88	
Lawn Maintenance	487.14	487.14
Legal-Attorney Fees	0.00	325.00
Mailings	0.00	300.00
Miscellaneous		
Legal Records	0.00	20.00
Office Supplies	0.00	60.00
Printer Cart.	0.00	60.00
Website Domain	0.00	60.00
Website Hosting Fee	0.00	180.00
Total Miscellaneous	<u>0.00</u>	<u>380.00</u>
PEC Electricity	402.48	715.75
Taxes	1,971.26	2,000.00
Total Expense	<u>4,186.50</u>	<u>5,136.99</u>
Net Ordinary Income	<u>7,414.50</u>	<u>-4,830.99</u>
Net Income	<u><u>7,414.50</u></u>	<u><u>-4,830.99</u></u>



COMMITTEE ACTIVITY REPORT

Date: April 2016

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Did not report.

Maintenance Committee

Chairperson: Bo Garrett 512-496-8358

Nothing to report.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

The Clubhouse was rented 2 times in March.

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.