



MINUTES
SPOA BOARD MEETING
April 19, 2021

Open Forum 6:30 PM

One resident stopped by to inquire about a neighbor's new driveway, and whether it was duly approved by the Saddleridge ACC. Discussion centered on whether a driveway was an "improvement" per the SPOA Covenants, and as such should be approved by the ACC prior to construction. Per the accepted legal definition of "improvement" in a property-related context, and the fact that the Covenants state that all improvements should be reviewed and approved by the ACC; the Board members agreed that this drive should have been reviewed and approved by the ACC. It was also agreed that in this case the drive would have been approved had it been submitted to the ACC.

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 now only two property owners who have not yet paid their annual 2021 SPOA Dues; one of those has supposedly sent their payment (although it has not yet been received). Lien letters have been sent to those still delinquent. Board members are trying to find accurate contact info for the one remaining delinquent. This item will remain open.
 - Covenants Section 3.01 Compliance Issue – A Covenants compliance legal action is still being considered for one property regarding continued violation of certain ACC rules. Progress has been made by the owners; but all issues have not yet been remedied. 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 7:20 PM.

SPOA
Balance Sheet
As of March 31, 2021

	<u>Mar 31, 21</u>	<u>Mar 31, 20</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Broadway Bank CD 7439	52,461.26	51,322.34	1,138.92
Broadway Bank CD 7440	25,696.49	25,138.63	557.86
Ozona Checking	37,775.96	32,608.98	5,166.98
Ozona Money Market	16,725.46	16,717.09	8.37
Total Checking/Savings	<u>132,659.17</u>	<u>125,787.04</u>	<u>6,872.13</u>
Accounts Receivable			
Accounts Receivable	-780.59	-588.59	-192.00
Total Accounts Receivable	<u>-780.59</u>	<u>-588.59</u>	<u>-192.00</u>
Total Current Assets	<u>131,878.58</u>	<u>125,198.45</u>	<u>6,680.13</u>
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>212,378.58</u>	<u>205,698.45</u>	<u>6,680.13</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	99,346.89	88,668.08	10,678.81
Net Income	2,208.29	6,206.97	-3,998.68
Total Equity	<u>212,378.58</u>	<u>205,698.45</u>	<u>6,680.13</u>
TOTAL LIABILITIES & EQUITY	<u>212,378.58</u>	<u>205,698.45</u>	<u>6,680.13</u>

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

	Jan - Mar 21	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	50.00	25.00
HOA Dues Collected	4,032.00	413.00
Interest Assessed Fees	0.00	69.20
Interest Income	6.66	78.05
Resale Cert. Fee	100.00	150.00
Transfer Fees	154.00	100.00
Uncategorized Income	0.00	0.00
Total Income	4,342.66	835.25
Expense		
Accounting		
Accounting-Bookkeeper	555.00	576.42
Total Accounting	555.00	576.42
Annual Septic Contract	0.00	0.00
Bank Charges		
Safe Deposit Box	40.00	40.00
Service Charges	0.00	0.00
Total Bank Charges	40.00	40.00
Clubhouse Expenses		
Cleaning	84.29	0.00
Cleaning Supplies	0.00	0.00
Furnishings	21.46	0.00
Insurance	0.00	0.00
Maintenance Labor	47.68	105.51
Misc	0.00	546.66
Pest Control	184.03	102.84
Plumbing Repairs	0.00	0.00
Repairs	38.81	0.00
Trash	170.93	114.61
Total Clubhouse Expenses	547.20	869.62
Food for Saddleridge Meetings		
Food for Annual BBQ	0.00	0.00
Neighborhood Watch	0.00	0.00
Total Food for Saddleridge Meetings	0.00	0.00
Improvements		
Landscaping		
Entrance	0.00	7.00
Landscaping - Other	0.00	0.00
Total Landscaping	0.00	7.00
Total Improvements	0.00	7.00
Insurance-HOA Liability	0.00	0.00
Lawn Maintenance	117.42	180.00
Mailings		
Box 924	0.00	0.00
Mailings - Other	331.88	55.00
Total Mailings	331.88	55.00
Misc	0.00	9.64
Miscellaneous		
Office Supplies	40.00	
Total Miscellaneous	40.00	

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

	<u>Jan - Mar 21</u>	<u>Budget</u>
PEC Electricity	502.87	429.28
Taxes	0.00	2,536.80
Web Hosting Fees	0.00	0.00
Total Expense	<u>2,134.37</u>	<u>4,703.76</u>
Net Ordinary Income	<u>2,208.29</u>	<u>-3,868.51</u>
Net Income	<u><u>2,208.29</u></u>	<u><u>-3,868.51</u></u>



COMMITTEE ACTIVITY REPORT

Date: April 2021

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved fence and gate for 695 Saddleridge Dr.
Approved fence and gate for 661 Saddleridge Dr.
Approved rooftop solar panels for 330 Packsaddle Pass.
Approved new house for 230 Meadow View.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Repaired clog in the Clubhouse hot water plumbing (clog at water heater inlet screen). Replaced bathroom sink faucet (was clogged, and in overall bad shape). Replaced kitchen sink faucet aerator (clogged). Flushed all Clubhouse plumbing to remove sediment and rust knocked loose by The Big Freeze. Replaced sediment filter cartridge in pump house.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Had three Clubhouse rentals since the last Board meeting. Have two rentals scheduled for late April / early May.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the March minutes. Added the revised 2021 Covenants document to the web site.