

**MINUTES**  
**SPOA BOARD MEETING**  
**May 20, 2013**

**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 April Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** - Sharon Drobeck 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**
  - Rules & Regulations Development – An introduction and explanation letter was sent out to the homeowner base (along with the proposed rules document) for comments. Some homeowner comments have been received, and the Board will review the submitted comments decide what changes should be made prior to adoption. Some changes being considered are (1) using the standard OSHA outdoor welding language (by reference only), and (2) having the ACC send a reminder of this rule along with any fence approval letters. This Item will remain open.
  - Emergency Exit at The North End of Mission Trail (update) - Bo Garrett reported that this is still awaiting action by Hays County Commissioner Will Conley's office. Hays County is still working with the family on this agreement; but due to the recent Needmore Ranch MUD bill introduction, our item has been delayed. However, if there is an emergency in the meantime, the County can and will use that strip of land for access. This Item will remain open.
  - Committee Chairpersons Needed – There has been no response in the last month to the Spring Saddleridge Newsletter requesting volunteers for the various open SPOA Committee positions. As previously mentioned, Brenda Musselwhite has graciously agreed to be the Clubhouse

Committee Chairperson (thanks again, Brenda!!), but no one else has yet "stepped up". Volunteers are still needed!! Anybody wishing to volunteer for any Committee position should contact an SPOA Board member. This Item will remain open for another month.

- SPOA Tax Filing Status – Sharon Drobek (SPOA Treasurer) is currently researching whether or not the SPOA is legally a tax-exempt organization, but has not as yet found documents either proving or disproving this. Research is continuing. This Item will remain open.

▪ **New Business**

- Clubhouse Tree Trimming – Bids are being requested to remove a dead tree behind the Clubhouse. Part of the tree has already fallen and damaged the fence on the adjacent lot. The best bid will be accepted (based on both price and quality of work). Once the tree is removed, repair of the fence will be performed. This item will remain open.
- "Iron Breaker" system to alleviate Clubhouse water smell – Bo Garrett has been researching various add-on systems to alleviate the bad water odor at the Clubhouse. Research has indicated that the water should be tested before any system is considered, as the actual cause of the smell will determine the system or treatment needed. This item will remain open.
- Compliance with ACC Approvals – There have recently been instances of construction projects not complying with the plans submitted and approved by the Saddleridge ACC. The Board is considering options regarding this issue. One possible solution is to require an additional ACC approval right before construction begins. This item will remain open.

The meeting was adjourned at 7:30 PM.

# **Saddleridge Property Owners Association**

## **April Treasurer's Report**

**June 11, 2013**

The April Treasurer's report includes a month-end and prior year-end Balance Sheet as well as detailed Profit and Loss Statements that compare actual experience to the budgeted income and expense projections for the month and year-to-date through April. This information is included in a format which includes the 2013 annual budget. This will help to keep the big picture in mind.

The Balance Sheet as of April 30 includes:

- Accounts Receivable of \$(129), this negative balance represents dues paid in advance.
- SPOA has no outstanding liabilities.

A review of the Profit and Loss report shows that the monthly net income of less than one dollar compared to the budgeted net loss of \$(1,290) for April. There were no unusual items to note; the differences to budget are due to timing.

On a year-to-date basis the actual net income of \$6,064 exceeds the budgeted net income of \$3,495.

Respectfully submitted,

Sharon M. Drobeck  
Treasurer

Saddleridge Property Owners Association  
**Balance Sheet**

Apr 30, 13 As of April 30, 2013

**ASSETS**

Current Assets

Checking/Savings

Ozona CD #305501	25,154.04
Ozona CD #305552	25,136.48
Ozona Checking	6,178.08
Ozona Money Market	<u>38,398.79</u>

Total Checking/Savings 94,867.39

Accounts Receivable

Accounts Receivable	<u>-129.27</u>
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Total Accounts Receivable -129.27

Total Current Assets 94,738.12

Other Assets

Saddleridge Property	<u>80,500.00</u>
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Total Other Assets 80,500.00

**TOTAL ASSETS** 175,238.12

**LIABILITIES & EQUITY**

Equity

Opening Balance Equity	110,823.40
Retained Earnings	58,048.05
Net Income	<u>6,366.67</u>

Total Equity 175,238.12

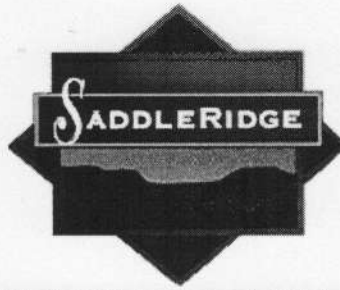
**TOTAL LIABILITIES & EQUITY** 175,238.12

Saddleridge Property Owners Association  
Profit & Loss Budget Performance  
April 2013

	<u>Apr 13</u>	<u>Budget</u>	<u>Jan - Apr 13</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
Clubhouse Usage Fee	25.00	50.00	125.00	175.00	500.00
HOA Dues Collected	864.00	900.00	10,552.00	9,995.00	19,580.00
Interest Earned	59.75	35.00	91.10	90.00	360.00
Interest Inc	5.34		24.41		
Resale Cert. Fee	100.00	0.00	350.00	125.00	500.00
Transfer Fees	50.00	50.00	200.00	150.00	500.00
<b>Total Income</b>	<b>1,104.09</b>	<b>1,035.00</b>	<b>11,342.51</b>	<b>10,535.00</b>	<b>21,440.00</b>
<b>Expense</b>					
<b>Accounting</b>					
Accounting-Bookkeeper	160.00	160.00	640.00	640.00	1,920.00
Accounting-CPA	0.00		0.00	175.00	175.00
<b>Total Accounting</b>	<b>160.00</b>	<b>160.00</b>	<b>640.00</b>	<b>815.00</b>	<b>2,095.00</b>
Annual Septic Contract	0.00		0.00		250.00
<b>Bank Charges</b>					
Check Printing	0.00		0.00		75.00
Safe Deposit Box	0.00		40.00	40.00	40.00
Service Charges	0.00		0.00		0.00
<b>Total Bank Charges</b>	<b>0.00</b>		<b>40.00</b>	<b>40.00</b>	<b>115.00</b>
<b>Clubhouse Expenses</b>					
Cleaning	50.00	50.00	200.00	200.00	600.00
Cleaning Supplies	0.00		0.00	25.00	100.00
Clubhouse Furnishings	0.00		0.00	200.00	200.00
Clubhouse insurance	0.00		0.00		375.00
Clubhouse Outside Lighting	0.00	0.00	0.00	15.00	50.00
Entrance Sign	0.00		0.00		0.00
Heating and AC	0.00	0.00	131.73	0.00	150.00
Lighting	0.00	0.00	0.00	15.00	50.00
Maintenance Labor	0.00		350.00	100.00	400.00
Misc	0.00		4.00	0.00	0.00
Pest Control	102.80	105.00	205.64	210.00	420.00
Plumbing Repairs	0.00	0.00	0.00	75.00	250.00
Repairs	0.00	300.00	0.00	300.00	500.00
Trash	0.00	85.00	83.94	170.00	340.00
Water softener monthly maintain	22.95	25.00	91.80	100.00	300.00
Wellhouse Expenses	0.00	0.00	0.00	75.00	100.00
<b>Total Clubhouse Expenses</b>	<b>175.75</b>	<b>565.00</b>	<b>1,067.11</b>	<b>1,485.00</b>	<b>3,835.00</b>
Dues and Subscriptions	0.00		0.00		25.00
<b>Food for Saddleridge Meetings</b>					
Food for Annual BBQ	462.90	550.00	462.90	550.00	550.00
Neighborhood Watch	0.00		0.00		400.00
<b>Total Food for Saddleridge Meetings</b>	<b>462.90</b>	<b>550.00</b>	<b>462.90</b>	<b>550.00</b>	<b>950.00</b>

Saddleridge Property Owners Association  
Profit & Loss Budget Performance  
April 2013

	<u>Apr 13</u>	<u>Budget</u>	<u>Jan - Apr 13</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Improvements</b>					
<b>Landscaping</b>					
Entrance	0.00	200.00	0.00	200.00	400.00
Lighting	0.00	0.00	0.00	50.00	200.00
Plants	0.00	75.00	0.00	175.00	360.00
<b>Total Landscaping</b>	<u>0.00</u>	<u>275.00</u>	<u>0.00</u>	<u>425.00</u>	<u>960.00</u>
Other	0.00		0.00	0.00	0.00
Wellhouse Improvements	0.00		0.00		100.00
<b>Total Improvements</b>	<u>0.00</u>	<u>275.00</u>	<u>0.00</u>	<u>425.00</u>	<u>1,060.00</u>
Insurance-HOA Liability	0.00		0.00		550.00
Insurance, D&O	0.00		0.00		1,750.00
Lawn Maintenance	162.38	300.00	487.13	750.00	2,500.00
Legal-Attorney Fees	0.00	250.00	0.00	500.00	1,000.00
Mailings	0.00		144.60		100.00
Misc	0.00		0.00		0.00
<b>Miscellaneous</b>					
ACC Office Supplies	0.00	0.00	0.00	25.00	100.00
Copying	0.00		0.00		50.00
Gifts	0.00	0.00	0.00	0.00	0.00
Legal Records	0.00		50.00	0.00	50.00
Office Supplies	0.00	0.00	0.00	0.00	50.00
Plaque	0.00		0.00		0.00
Printer Cart.	0.00	50.00	0.00	50.00	100.00
Software	0.00		0.00	0.00	280.00
Website Hosting Fee	0.00	0.00	0.00	0.00	120.00
<b>Total Miscellaneous</b>	<u>0.00</u>	<u>50.00</u>	<u>50.00</u>	<u>75.00</u>	<u>750.00</u>
Neighborhood Watch	0.00		0.00		0.00
PEC Electricity	142.75	175.00	650.13	600.00	2,000.00
Taxes	0.00		1,736.72	1,800.00	1,800.00
Webpage Fees	0.00		0.00		0.00
<b>Total Expense</b>	<u>1,103.78</u>	<u>2,325.00</u>	<u>5,278.59</u>	<u>7,040.00</u>	<u>18,780.00</u>
<b>Net Income</b>	<u>0.31</u>	<u>-1,290.00</u>	<u>6,063.92</u>	<u>3,495.00</u>	<u>2,660.00</u>



## COMMITTEE ACTIVITY REPORT

Date: May 2013

### Architectural Committee

**Chairperson:** Rick Cardenas 847-7363

Three items in process:

1. Rock fence at 681 Saddleridge Dr. (The Hanser's) at their front property line.
2. Garage at 500 Arrowhead Pass (The Nunley's).
3. Garage and covered area at 710 Mission Trl. (George Peterson).

### Maintenance Committee

**Chairperson:** Open (Bo Garrett & George Graham filling in)

Part of a tree at the Clubhouse has blown over and damaged the fence on the neighboring lot. The Clubhouse yard work contractor will be removing the debris (most likely removing the entire dead tree) so the fence damage can be assessed for repair.

### Landscape Committee

**Chairperson:** Ron Steel 392-0542

Nothing to report.

### Clubhouse Committee

**Chairperson:** Open (Bo Garrett filling in)

No Clubhouse rentals this past month. Brenda Musselwhite will be taking over as Clubhouse Committee Chairperson going forward.

### Neighborhood Committee

**Chairperson:** Cecil Gibson 847 0207

Nothing to report.

### Website Committee

**Chairperson:** Joe Williams 847 0390

Nothing to report.

### Nomination Committee

**Chairperson:** Open

### Property Owners Committee

**Chairperson:** Francis Savage 847 0955

Did not report.