



**MINUTES**  
**SPOA BOARD MEETING**  
**May 16, 2016**

**Open Forum 6:30 PM**

The Landscape Committee Chairman (John Savage) stopped by to let us know that he and Ron Steel are getting some bids to tidy up our Saddleridge Drive entrance issues (broken trees, dead shrubs, etc.). This may be added to next month's agenda if needed.

**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, and will hopefully be finished this week; and the final iteration will look similar to the original Covenants language, but edited for simplicity, and to conform to the 2011 HOA Texas Act. This item will remain open.

- Paving on Clubhouse Entrance & Driveway – The paving at the Clubhouse is 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. The order has been placed with the paving company, but we are unsure at this time of the scheduled paving date, as the paving company is running behind due to rain day delays with their previously-scheduled projects. This item will remain open.
- **New Business:**
  - No New Business.

The meeting was adjourned at 7:10 PM.

**SPOA**  
**Balance Sheet**  
**As of April 30, 2016**

05/15/16  
Cash Basis

	<u>Apr 30, 16</u>	<u>Apr 30, 15</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Ozona CD #305501	25,309.40	25,258.70	50.70
Ozona CD #305552	25,289.63	25,239.81	49.82
Ozona Checking	24,646.66	18,017.48	6,629.18
Ozona Money Market	41,522.30	41,480.69	41.61
<b>Total Checking/Savings</b>	<u>116,767.99</u>	<u>109,996.68</u>	<u>6,771.31</u>
<b>Accounts Receivable</b>			
Accounts Receivable	-200.00	0.00	-200.00
<b>Total Accounts Receivable</b>	<u>-200.00</u>	<u>0.00</u>	<u>-200.00</u>
<b>Total Current Assets</b>	116,567.99	109,996.68	6,571.31
<b>Other Assets</b>			
Saddleridge Property	80,500.00	80,500.00	0.00
<b>Total Other Assets</b>	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<u><b>197,067.99</b></u>	<u><b>190,496.68</b></u>	<u><b>6,571.31</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	79,463.24	71,601.85	7,861.39
Net Income	6,781.35	8,071.43	-1,290.08
<b>Total Equity</b>	<u>197,067.99</u>	<u>190,496.68</u>	<u>6,571.31</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>197,067.99</b></u>	<u><b>190,496.68</b></u>	<u><b>6,571.31</b></u>

2:15 PM  
05/15/16  
Cash Basis

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

	Jan - Apr 16	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Clubhouse Usage Fee	250.00	100.00
HOA Dues Collected	11,232.00	192.00
Interest Assessed Fees	61.72	4.00
Interest Income	52.70	48.00
Resale Cert. Fee	0.00	0.00
Transfer Fees	150.00	
<b>Total Income</b>	11,746.42	344.00
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	700.00	700.00
<b>Total Accounting</b>	700.00	700.00
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
Service Charges	5.00	
<b>Total Bank Charges</b>	45.00	40.00
<b>Clubhouse Expenses</b>		
Cleaning	200.00	200.00
Cleaning Supplies	12.10	25.00
Lighting	14.05	
Misc	287.41	
Pest Control	102.84	205.68
Septic Cleaning and Service	0.00	485.00
Trash	170.38	172.46
<b>Total Clubhouse Expenses</b>	786.78	1,088.14
<b>Food for Saddleridge Meetings</b>		
Food for Annual BBQ	468.53	450.00
<b>Total Food for Saddleridge Meetings</b>	468.53	450.00
<b>Improvements</b>		
<b>Landscaping</b>		
Lighting	103.88	
<b>Total Landscaping</b>	103.88	
<b>Other</b>	0.00	100.00
<b>Total Improvements</b>	103.88	100.00
Lawn Maintenance	487.14	811.90
Legal-Attorney Fees	0.00	325.00
Mailings	0.00	300.00
<b>Miscellaneous</b>		
Legal Records	0.00	40.00
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
<b>Total Miscellaneous</b>	0.00	400.00
PEC Electricity	402.48	858.57
Taxes	1,971.26	2,000.00
<b>Total Expense</b>	4,965.07	7,073.61
<b>Net Ordinary Income</b>	6,781.35	-6,729.61
<b>Net Income</b>	6,781.35	-6,729.61



## COMMITTEE ACTIVITY REPORT

Date: May 2016

### Architectural Committee

**Chairperson:** Rick Cardenas 847-7363

Approvals for the following:

- 621 Arrowhead Pass, Musselwhite, metal building.
- 695 Saddleridge Drive, Moles, residence.
- 420 Mission Trail, Young, metal building.

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### 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 once in April.

### 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.