



**MINUTES of the  
SPOA BOARD MEETING  
June 20, 2011**

**Attendees**

The following persons were present for the meeting:

Jim Soden - President                      Charles "Bo" Garrett - Board V.P.  
Nanette Krakow - Board Secretary

The Board Treasurer, Sharon Drobeck, was not present. Bob Eastlake, the Association Bookkeeper was present to present the financial information for Sharon.

**Open Forum – 6:30 pm**

- There was no open forum issues

**Board Meeting**

▪ **Review and Approval of Minutes**

Minutes from May 16 meeting were approved without change.

▪ **Treasurer's Report**

Bob Eastlake gave the Treasurer's report for Sharon. There was no discussion and the report was accepted.

▪ **Committee Activity Reports**

The Architectural Control Committee submitted a very detailed writing report. A copy of the report is attached.

Bo Garret reported that the Neighborhood Committee is responsible for organizing the National Night Out event. Cecil & Lee Gibson will take the lead in this effort with Bo & Judy Garrett as back up.

▪ **Unfinished Business**

- Modifications/repairs to the Clubhouse rear door have been completed and the contractor been paid. **This item is now closed.**
- Provision of security lighting for the front porch has still not been done. Tom Bender has promised to have this done by the next meeting.

- We still have not heard from the county officials about the "burn ban" signs. Cecil Gibson has been contact with Jan Fulkerson (Fire Wise) and the Fire department. Bo will continue to follow-up with Cecil. - **Bo**
  - Bo got a price on re-keying the Clubhouse doors. The cost would be over \$100 to do the two doors. The Board felt like the risk posed by the missing key was very low, since nothing of value is kept in the Clubhouse. Anyone intent on vandalism would most like gain entrance by breaking a rear window rather than using a key to open the front door. Based on cost and low risk, the Board decided not to do this work. **This item is closed.**
  - The committee information on the Web Site is as current and up to date as we can get it at this time. We still do not have a chair and members for the Nominating Committee. The Board will continue to look for persons to be on this Committee.
  - "Board Responsibilities" documents are complete and will be posted on the Saddleridge Web Site. **This item is closed.**
  - The Board discussed development of articles for the next newsletter, due out in August. The following assignments were agreed to:
    - Recap of the Annual Meeting & Picnic - Jim
    - New Board Member appointment and Changes to Officers - Jim
    - Treasurer's report - Sharon
    - Upcoming National Night Out - Bo to ask Cecil
    - Solicitation of persons interested in running for the board. - Nanette
    - Drought conditions in the neighborhood. - Nanette
  - Community Association Institute documents. Sharon is reviewing these and this item will be held for Sharon's return.
- **New Business**
- Board reviewed a document prepared by Jim stating the Board's position on prorating maintenance charges. This was requested by Bob Eastlake in response to request from a Title Company regarding a repossessed property. The Document was approved and a copy has been attached

There being no other business, the meeting was adjourned.



**SaddleRidge Property Owners Association**  
**Architectural Control Committee**

**June 8, 2011**

**Monthly Report for June 20 board meeting**

1. John Strobel was to remove the new house construction debris on lot 107, next to his home on corner lot 108 on Mission Trail, by the end of May pending completion of house construction. Apparently he has not finished since the debris is still there. Ricardo has emailed him (6-1-11) to determine when he can get it removed. He has not responded at this time (6-7-11).
2. The question regarding the construction at 220 Mission Trail has been answered. Construction of a greenhouse at this address was approved.
3. Ricardo has been contacted by a Mr. Carpenter (?) who has purchased the lots 163 & 164 next to the clubhouse regarding proposed new construction. He is just in the planning stages and was thinking of putting the house between the two lots. I told him that he would have to combine the 2 lots to be able to do that. He also asked if he could put in a water-well before the house and asked about the mailbox construction. He is not sure when he will start; he is just talking to builders but thinks he would start within a year.
4. The fence on 401 Packsaddle Pass was finally finished to the committee's satisfaction.
5. Pat was contacted by Meliha Ozden-Tamer of lot #51 at 120 Packsaddle Pass inquiring about requirements to get a garage plan approved for her home at this address. Pat explained the procedure and is awaiting plans to proceed.

Respectfully,

Ricardo Cardenas, Committee Chair  
Francis Savage, Jr., Committee Member  
Pat Caballero, Committee Member, author of notes for this month

6/20/2011

SPOA Board of Directors' Position Statement  
Prorating of the Annual Maintenance Charge.

After careful review of Article VI, of the *Declaration Of Covenants, Conditions and Restrictions, Saddleridge Sections I And II*, the Board of Directors (Board) for Saddleridge Property Owners Association (Association) is declaring and documenting its position and practice regarding prorating of the Annual Maintenance Charge.

1. The Board believes that the reference in Section 6.02 a), "The Maintenance Charge for the year of purchase shall be prorated ....", was only applicable to the original purchase from the Developer. Thereafter, the Annual Maintenance Charge is to be paid in full annually, in advance and due at the first of each year.
2. For any change in ownership after the original purchase, be it a resale, foreclosure, inheritance, or any other legal transfer of title, the matter of 'prorating' is between the previous owner and the new owner and is typically resolved at closing.
3. In accordance with Section 6.03 and the Texas Property Code, payment of the Maintenance Charge, along with other charges and penalties, are secured by a contractual lien against the value of the property, as agreed to by the owner of record. That lien can not and will not be released until the Association has received all Maintenance Charges due, including all interest, penalties, and reasonable legal fees allow under the Texas Property Code. Therefore, any change in ownership, including foreclosure, will result in this legally incurred debt to be transferred to the new title holder unless paid in full at or before closing. It would be incumbent to the foreclosing party attempt to recover this debt from the owner in default or from the proceeds of a subsequent sale.
4. The Board has fiduciary responsibility to the Association and therefore can not and will not prorate or otherwise reduce the Maintenance and other charges owed to the Association.

The above statement was approved by the SPOA Board of Directors at the June 20, 2011 Board Meeting.