



**MINUTES**  
**SPOA BOARD MEETING**  
**June 18, 2018**

**Open Forum 6:30 PM**

There were no Open Forum Items this month.

**Board Meeting 7:00 PM**

- **Review and Approval of Minutes** – George Graham submitted the previous month’s Meeting Minutes for approval (via earlier email). There was no discussion, and the Minutes were approved as submitted.
- **Treasurer’s Report** – George Graham submitted the Treasurer's Report for approval (via earlier email). The Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Committee Report was approved as submitted.
- **Old Business:**
  - Continuing Covenant Violations by One Property Owner – A letter was sent to the offending property owners by the SPOA lawyer requesting that the owners come into compliance with all Covenants by July 14. After that date, if the property is still not in compliance with the Covenants, the SPOA will commence a lawsuit against the owners seeking a court order demanding specific compliance with the Covenants. This item will remain open.
- **New Business:**
  - Reflective Curb Painting at the Saddleridge Dr. Entrance – Some residents have complained of having trouble hitting the center island curb while turning into the Saddleridge Drive entrance at night from westbound RR12. Due to poor lighting and visibility, it is hard to see the curb and judge the distance needed to clear the curb, especially in a low vehicle. Some options discussed were adding more light at the entrance (Wimberley won’t approve that), adding some driveway reflectors (would probably be stolen within a short time), increasing the radius of the right-hand curb so such a sharp turn wouldn’t be needed (TXDoT won’t approve or fund, since the intersection “meets all TXDoT regulations”), or painting the center island curbs with reflective paint to help night-time visibility, similar to what Summer Mountain Ranch recently did. For now, the painted curb option will be implemented. Estimates will be requested from a few contractors specializing in such work. This item will remain open.

- New Appliances for the Clubhouse – The appliances at the Clubhouse (stove & refrigerator) are in bad shape. The stove controls have issues, and the unit is disgustingly filthy and full of mold. The refrigerator also has minor mold issues, and leaky split door gaskets that are obsolete (cannot be sourced anywhere for replacement). The Board approved purchasing new appliances. Research was done, sales were scrutinized; with the best deal found at Lowe's (nicely-discounted price, free delivery). The new units have been purchased, and delivery has been scheduled. This item will now be closed.

The meeting was adjourned at 7:15 PM.

06/01/18  
Cash Basis

**SPOA**  
**Balance Sheet**  
As of May 31, 2018

	<u>May 31, 18</u>	<u>May 31, 17</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Ozona CD #305501	25,415.02	25,364.24	50.78
Ozona CD #305552	25,394.20	25,343.47	50.73
Ozona Checking	19,416.44	19,068.63	347.81
Ozona Money Market	41,608.96	41,567.38	41.58
<b>Total Checking/Savings</b>	111,834.62	111,343.72	490.90
<b>Accounts Receivable</b>			
Accounts Receivable	-388.59	-196.00	-192.59
<b>Total Accounts Receivable</b>	-388.59	-196.00	-192.59
<b>Other Current Assets</b>			
Undeposited Funds	101.89	0.00	101.89
<b>Total Other Current Assets</b>	101.89	0.00	101.89
<b>Total Current Assets</b>	111,547.92	111,147.72	400.20
<b>Other Assets</b>			
Saddleridge Property	80,500.00	80,500.00	0.00
<b>Total Other Assets</b>	80,500.00	80,500.00	0.00
<b>TOTAL ASSETS</b>	<b><u>192,047.92</u></b>	<b><u>191,647.72</u></b>	<b><u>400.20</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	80,844.08	80,326.54	517.54
Net Income	380.44	497.78	-117.34
<b>Total Equity</b>	192,047.92	191,647.72	400.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>192,047.92</u></b>	<b><u>191,647.72</u></b>	<b><u>400.20</u></b>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through May 2018

	Jan - May 18	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Assessment Increase	0.00	0.00
Clubhouse Usage Fee	75.00	250.00
HOA Dues Collected	5,861.89	960.00
Interest Assessed Fees	17.66	0.00
Interest Income	63.53	62.50
Resale Cert. Fee	200.00	250.00
Transfer Fees	400.00	250.00
TXFR from Savings	0.00	0.00
Uncategorized Income	0.00	0.00
<b>Total Income</b>	<b>6,618.08</b>	<b>1,772.50</b>
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	925.00	875.00
Accounting-CPA	0.00	0.00
Accounting - Other	0.00	0.00
<b>Total Accounting</b>	<b>925.00</b>	<b>875.00</b>
<b>Annual Septic Contract</b>	<b>245.00</b>	<b>250.00</b>
<b>Bank Charges</b>		
Check Printing	0.00	0.00
Safe Deposit Box	40.00	40.00
Service Charges	0.00	0.00
Bank Charges - Other	0.00	0.00
<b>Total Bank Charges</b>	<b>40.00</b>	<b>40.00</b>
<b>CD Income Transfer</b>	<b>0.00</b>	<b>0.00</b>
<b>Clubhouse Expenses</b>		
Cleaning	100.00	250.00
Cleaning Supplies	0.00	40.00
Furnishings	0.00	0.00
Garbage Bags	0.00	0.00
Heating and AC	0.00	0.00
Insurance	0.00	0.00
Lighting	0.00	20.00
Maintenance Labor	0.00	500.00
Misc	0.00	75.00
Outside Lighting	0.00	0.00
Paint	0.00	0.00
Pest Control	102.84	210.00
Plumbing Repairs	232.79	125.00
Repairs	0.00	0.00
Septic Cleaning and Service	0.00	0.00
Trash	207.40	190.00
Wellhouse Expenses	0.00	60.00
Clubhouse Expenses - Other	0.00	0.00
<b>Total Clubhouse Expenses</b>	<b>643.03</b>	<b>1,470.00</b>
<b>Dues and Subscriptions</b>	<b>0.00</b>	<b>25.00</b>
<b>Dues Refund</b>	<b>0.00</b>	<b>0.00</b>
<b>Food for Saddleridge Meetings</b>		
Food for Annual BBQ	652.43	500.00
Neighborhood Watch	0.00	1.00
Food for Saddleridge Meetings - Other	0.00	0.00
<b>Total Food for Saddleridge Meetings</b>	<b>652.43</b>	<b>501.00</b>
<b>Improvements</b>		
Chairs	0.00	50.00

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through May 2018

	Jan - May 18	Budget
Landscaping		
Entrance	0.00	0.00
Hardscape	0.00	0.00
Lighting	0.00	50.00
Plan	0.00	0.00
Plants	0.00	0.00
Preparation	0.00	0.00
Water	0.00	0.00
Landscaping - Other	0.00	0.00
	0.00	50.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>50.00</b>
Lights	0.00	75.00
Other	0.00	50.00
Tables	0.00	25.00
Wellhouse Improvements	0.00	50.00
Improvements - Other	0.00	0.00
	0.00	300.00
<b>Total Improvements</b>	<b>0.00</b>	<b>300.00</b>
Insurance-HOA Liability	0.00	0.00
Insurance, D&O	0.00	1.00
Lawn Maintenance	660.00	900.00
Legal-Attorney Fees	0.00	0.00
Mailings	128.00	100.00
Misc	0.00	0.00
Miscellaneous		
ACC Office Supplies	0.00	50.00
Check Printing Charge	0.00	0.00
Copying	0.00	25.00
Garbage Bags	0.00	0.00
Gifts	0.00	0.00
Legal Records	0.00	50.00
Office Supplies	0.00	60.00
Plaque	0.00	0.00
Printer Cart.	0.00	0.00
Software	0.00	0.00
Website Domain	0.00	0.00
Website Hosting Fee	0.00	0.00
Miscellaneous - Other	0.00	0.00
	0.00	185.00
<b>Total Miscellaneous</b>	<b>0.00</b>	<b>185.00</b>
Neighborhood Watch	89.38	0.00
PEC Electricity	761.07	700.00
Reconciliation Discrepancies	0.06	0.00
Taxes	2,093.67	2,000.00
Uncategorized Expenses	0.00	0.00
Webmaster Fees	0.00	0.00
Webpage Fees	0.00	0.00
	6,237.64	7,347.00
<b>Total Expense</b>	<b>6,237.64</b>	<b>7,347.00</b>
<b>Net Ordinary Income</b>	<b>380.44</b>	<b>-5,574.50</b>
Other Income/Expense		
Other Expense		
BadChecks	0.00	0.00
	0.00	0.00
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>380.44</b>	<b>-5,574.50</b>



## COMMITTEE ACTIVITY REPORT

Date: June 2018

### Architectural Committee

**Chairperson:** Pat Caballero 512-847-5536

The ACC approved a fence at 501 Mission Trail. Reviewing latest building information from 200 Packsaddle Pass.

Working with *Homes for Our Troops* regarding pre-approval for house at 111 Mission Trail for Staff Sergeant Matthew Wheeler and his family.

Answered questions regarding: guest house at 121 Mission Trail, and culvert installation at lots on corner of Saddleridge and Mission Trail.

### Maintenance Committee

**Chairperson:** Ron Roberts 830-613-6160

Changed one Clubhouse porch light bulb. Took measurements for wood purchase for rebuilding Clubhouse porch step handrails. Looking into replacing Clubhouse appliances.

### Landscape / Firewise Committee

**Chairperson:** John Savage 432-352-5031

Nothing to report.

### Clubhouse Committee

**Chairperson:** Linda Rivera 512-757-2205

Did not report.

### Neighborhood Watch Committee

**Chairperson:** Sheryl Martin 559-779-5510

The neighborhood watch committee hosted a CPR and First Aid class. The participants were very appreciative of the opportunity.

### Website Committee

**Chairperson:** Joe Williams 512-750-4274

Nothing to report.