



MINUTES
SPOA BOARD MEETING
June 21, 2021

Open Forum 6:30 PM

One new resident stopped by to meet the Board members, observe the meeting, and ask a couple of questions about the Saddleridge Covenants and procedures.

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:**

- 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 is still being 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.

Due to the current SPOA lawyer not being a litigator, and due to the possible need to go to a JP Court for a ruling or injunction on this or other future issues, the Board is researching local litigation lawyers should one eventually be needed.

This item will remain open.

- **New Business:**

- Review of New & Revised TX Property Code POA Rules Due To New Legislation – The 2021 TX Legislative session is finally finished, and a number of POA-related items were signed into law. The great majority of items will not affect Saddleridge due to the limited scope of the SPOA Covenants; but any Board should be aware of them going forward just in case. Anyone wanting more info should read through Senate Bill 1588. The few that will require a little bit of additional work by the Board volunteers are:

- 1) Will now have to file a duplicate Hays County POA Management

Certificate with the TX Real Estate Commission, and expand the amount of data within the document.

2) A Board member and ACC member cannot cohabitate. Therefore, the SPOA will need one new ACC member before Sept. 1.

3) Now have to give an extra 3 days' notice to residents for Board meetings (old rule was a minimum of 3 days; new requirement is 6 days).

4) A new rule is added that supports a POA ACC, and makes it mandatory for a resident to get ACC approval for any improvement to a resident's property.

5) A new rule is added that supports a POA in adding rental restrictions, such as those added to the Saddleridge Covenants earlier this year.

SB 1588 has resulted in dozens of other legal nuances and rules that have been added, and changes made to previous rules, within the TX Property Code. This Bill is similar in nature to the 2011 TX Property Owner Protection Act, in that it further defines and mandates actions by both POA's and the property owners within.

This item will now be closed.

The meeting was adjourned at 7:45 PM.

05/31/21
Cash Basis

SPOA
Balance Sheet
As of May 31, 2021

	May 31, 21	May 31, 20	\$ Change
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	36,938.58	30,580.67	6,357.91
Ozona Money Market	16,726.86	16,717.09	9.77
Total Checking/Savings	131,823.19	123,758.73	8,064.46
Accounts Receivable			
Accounts Receivable	-877.09	-588.59	-288.50
Total Accounts Receivable	-877.09	-588.59	-288.50
Total Current Assets	130,946.10	123,170.14	7,775.96
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	80,500.00	80,500.00	0.00
TOTAL ASSETS	211,446.10	203,670.14	7,775.96
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	1,275.81	4,178.66	-2,902.85
Total Equity	211,446.10	203,670.14	7,775.96
TOTAL LIABILITIES & EQUITY	211,446.10	203,670.14	7,775.96

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

	Jan - May 21	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	150.00	75.00
HOA Dues Collected	4,320.00	413.00
Interest Assessed Fees	16.76	84.25
Interest Income	11.17	137.73
Resale Cert. Fee	150.00	300.00
Transfer Fees	254.00	300.00
Uncategorized Income	0.00	0.00
Total Income	4,901.93	1,309.98
Expense		
Accounting		
Accounting-Bookkeeper	925.00	946.42
Total Accounting	925.00	946.42
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
Garbage Bags	33.95	0.00
Insurance	0.00	0.00
Maintenance Labor	47.68	105.51
Misc	0.00	546.66
Pest Control	286.87	102.84
Plumbing Repairs	0.00	0.00
Repairs	38.81	0.00
Septic Cleaning and Service	245.00	0.00
Trash	177.25	229.22
Total Clubhouse Expenses	935.31	984.23
Food for Saddleridge Meetings		
Food for Annual BBQ	0.00	903.33
Neighborhood Watch	0.00	0.00
Total Food for Saddleridge Meetings	0.00	903.33
Improvements		
Landscaping		
Entrance	0.00	7.00
Landscaping - Other	0.00	115.56
Total Landscaping	0.00	122.56
Total Improvements	0.00	122.56
Insurance-HOA Liability	0.00	0.00
Lawn Maintenance	477.42	540.00
Legal-Attorney Fees	100.45	0.00
Mailings		
Box 924	0.00	0.00
Mailings - Other	331.88	55.00
Total Mailings	331.88	55.00
Misc	0.00	9.64

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

	<u>Jan - May 21</u>	<u>Budget</u>
Miscellaneous		
Legal Records	26.00	
Office Supplies	40.00	
Total Miscellaneous	66.00	
PEC Electricity	750.06	733.19
Taxes	0.00	2,536.80
Web Hosting Fees	0.00	0.00
Total Expense	3,626.12	6,871.17
Net Ordinary Income	1,275.81	-5,561.19
Net Income	<u>1,275.81</u>	<u>-5,561.19</u>



COMMITTEE ACTIVITY REPORT

Date: June 2021

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved patio fence, shed, and perimeter fence for 120 Saddleridge Dr.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Nothing to report.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Clubhouse used one time since the last report. One rental scheduled for late June.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the May minutes. Added the latest SPOA as-filed Management Certificate document to the web site.