



MINUTES
SPOA BOARD MEETING
June 20, 2022

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 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 Compliance Issue – A Saddleridge Covenants compliance legal action is now in process for one property (Lot 23) regarding continued violation of certain sections of the Saddleridge Covenants. Late last year the first step in the legal process was completed; a USPS-delivered Certified letter as mandated by the Texas Property Code giving notice of the violations.

During the January Board meeting, a motion was made and approved to proceed with legal action against the owner of Lot 23 to secure compliance with the Covenants, and remedy the violations cited in the previously-delivered notice.

February Update: The Petition has been filed with the appropriate Hays County court. The next step is delivery of the Court papers to the property owner.

March Update: The Court papers were delivered late February, with a month then allowed for the owners to file a written answer with the Court.

April Update: A motion for a default judgement was filed with the Court, and are now awaiting Court scheduling for either a judgement or hearing.

May Update: A Hays County court hearing to grant a default judgement is scheduled for May 18.

June Update: On May 18th the Hays County court granted a default judgement in favor of the SPOA. A lien was filed with the County to recover all legal fees expended by the SPOA. We are awaiting communication from

the SPOA lawyer regarding the next step in the process.

This item will remain open.

- SPOA 2022 Annual Dues -- The SPOA 2022 Dues Invoices were mailed in late November to all residents at their address on record. The mailing included both the invoice and a stamped return envelope. Dues amounts remained unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments were due by January 1, 2022. As of this meeting, there is still only 1 property owner remaining delinquent on the Dues payment. A Certified Lien letter was sent to that property owner, who has until May 31 to submit the amount owed. If unpaid after May 31, a lien will be filed with Hays County. Lien papers were prepared, signed, and notarized. The property owner did at that time finally remit a check to the SPOA President. It was then turned over to the Treasurer for deposit into the SPOA bank account. Once the check clears, there will be no more delinquencies, and this item will be closed.

This item will remain open.

- **New Business:**
 - No New Business

The meeting was adjourned at 7:15 PM.

SPOA
Balance Sheet
As of May 31, 2022

	<u>May 31, 22</u>	<u>May 31, 21</u>
ASSETS		
Current Assets		
Checking/Savings		
Broadway Bank CD 7439	53,375.80	52,461.26
Broadway Bank CD 7440	26,144.45	25,696.49
Ozona Checking	35,266.41	36,842.58
Ozona Money Market	16,735.23	16,726.86
Total Checking/Savings	<u>131,521.89</u>	<u>131,727.19</u>
Accounts Receivable		
Accounts Receivable	-973.09	-877.09
Total Accounts Receivable	<u>-973.09</u>	<u>-877.09</u>
Other Current Assets		
Undeposited Funds	96.00	96.00
Total Other Current Assets	<u>96.00</u>	<u>96.00</u>
Total Current Assets	<u>130,644.80</u>	<u>130,946.10</u>
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>
TOTAL ASSETS	<u>211,144.80</u>	<u>211,446.10</u>
LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	102,692.44	99,346.89
Net Income	-2,371.04	1,275.81
Total Equity	<u>211,144.80</u>	<u>211,446.10</u>
TOTAL LIABILITIES & EQUITY	<u>211,144.80</u>	<u>211,446.10</u>

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through May 2022

	Jan - May 22	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	150.00	50.00
HOA Dues Collected	4,704.00	96.00
Interest Assessed Fees	17.28	65.78
Interest Income	11.06	13.71
Resale Cert. Fee	400.00	350.00
Transfer Fees	604.00	350.00
	5,886.34	925.49
Expense		
Accounting		
Accounting-Bookkeeper	1,200.00	957.20
Total Accounting	1,200.00	957.20
Bank Charges		
Safe Deposit Box	40.00	40.00
Total Bank Charges	40.00	40.00
Clubhouse Expenses		
Cleaning	0.00	0.00
Heating and AC	0.00	0.00
Insurance	0.00	0.00
Pest Control	227.32	102.84
Repairs	0.00	214.68
Septic Cleaning and Service	275.00	370.00
Trash	312.38	343.83
Total Clubhouse Expenses	814.70	1,031.35
Food for Saddleridge Meetings	270.40	
Improvements		
Landscaping		
Entrance	0.00	712.50
Lighting	0.00	0.00
Total Landscaping	0.00	712.50
Total Improvements	0.00	712.50
Insurance-HOA Liability	0.00	0.00
Insurance, D&O	0.00	0.00
Lawn Maintenance	510.00	660.00
Legal-Attorney Fees	4,621.97	
Mailings		
Box 924	0.00	0.00
Mailings - Other	14.76	20.85
Total Mailings	14.76	20.85
Miscellaneous		
ACC Office Supplies	0.00	0.00
Office Supplies	59.35	0.00
Miscellaneous - Other	0.00	6.05
Total Miscellaneous	59.35	6.05
PEC Electricity	726.20	518.88
Taxes	0.00	0.00
Web Hosting Fees	0.00	0.00
Total Expense	8,257.38	3,946.83
Net Ordinary Income	-2,371.04	-3,021.34
Net Income	-2,371.04	-3,021.34



COMMITTEE ACTIVITY REPORT

Date: June 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

The ACC has approved the following:

- 705 Saddleridge Dr. - picnic shelter.
- 111 Meadow View - above ground garden structure.
- 410 Arrowhead Pass - shed/workshop.
- 700 Saddleridge Dr. – pool.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Removed multiple “Lost Cat” signs over multiple days from Saddleridge road signs, entrance walls, phone poles, cable boxes, etc. which were placed mostly around the Packsaddle Pass entrance area by a non-Saddleridge person. Most of the signs were removed before the tape glue damaged anything.

Reported to the Deputies a stolen “Burn Ban” sign which was torn off the pole on Packsaddle Pass; possibly in retaliation for our removal of the aforementioned “Lost Cat” signs.

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Clubhouse was rented one time since the last Board meeting.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated website home page with the current Board Meeting notice and prior Meeting minutes.