

SADDLERIDGE HOMEOWNER'S ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
16 July 2002

OPENING OF MEETING

The July meeting of the Board of Directors began at 7:00 p.m. In attendance were Dean LaFever, Louis Marczynski and Barbara Vansant. The board conducted routine discussion of old business, new business and committee issues.

REVIEW AND APPROVE MINUTES OF LAST MEETING

Minutes of the 18 June 2002 meeting were read and approved as submitted.

REVIEW AND APPROVE CURRENT AGENDA

Current agenda was reviewed and approved as presented.

OLD BUSINESS

1. **Legal Issues:** An Agreement of Understanding with a local attorney, Leslie Howe, has been executed. Ms. Howe will represent and advise the Board and Homeowners' Association on any legal matters that may arise.
2. **Maintenance / Repair Issues:**
 - a) Competitive bids continue to be sought for Clubhouse painting.

- b) The irrigation system at the south entry has been repaired. Water for south entry lawn and landscape irrigation is provided by the privately-owned well on Lot # 53. Invoices for electricity to power this well will be sent directly to the Homeowners' Association.
- c) Wood fencing along Ranch Road 12 on the subdivision south border suffered damage by a traffic accident. LaFever to check with Sheriff's office and DPS to determine if there are records showing who is responsible for damage. If the name of an insurance company can be obtained, they will be billed for repair costs. Otherwise, repairs must be from of Association funds.
3. A traffic barrier on Lots 104 & 105 at the terminus of Mission Trail was again discussed. LaFever wrote letters to both property owners to request permission to construct a more extensive barrier to prevent unauthorized access to the adjacent County road under construction. Vansant to research the possibility the County will bear the construction expense of the proposed barrier.
4. Competitive quotes for liability Insurance were obtained. That policy is current and paid in full.
5. Web-site additions and improvements were discussed. Marczynski is coordinating with Web Master to request: (1) Board Member information be updated, (2) current and future events be shown under an 'Events' link, (3) all current and 6 months of archive minutes be available for review, (4) a link entitled "Announcements" be added, and (5) a link entitled "Architectural Control Committee (ACC) be added showing member names, phone numbers and e-mail addresses.

REVIEW MONTHLY FINANCIAL STATEMENTS

1. Marczynski provided a comprehensive review and status of HOA checking, CD and money market accounts as well as current Budget status report. Beginning and ending checking balances were \$7,551.46 and \$7,107.91 respectively. We anticipate ending the year on budget or with a small budget surplus. The CD expiring on August 11th will be renewed at the best possible rate with our present bank. Total homeowner dues in arrears for all years is \$5,164.00.

NEW BUSINESS

1. It was observed the construction of new PEC power poles throughout Saddleridge has (1) badly muddied our roads and (2) rendered the easement beneath the poles damaged and devoid of native vegetation. LaFever to write a letter requesting remedial action on both items.
2. Additional interior and exterior lighting at Clubhouse was discussed. Bids will be obtained for the addition of 8 interior ceiling can fixtures and sunrise/sunset timed exterior fixtures placed at several outside locations.
3. Competitive quotes for additional property coverage for Clubhouse facilities have been obtained and will be evaluated by the board prior to adding this coverage.
4. It was motioned and seconded to obtain competitive bids to strip, clean, wax and polish the Clubhouse floor. Marczynski to handle.
5. Zoning notices posted at various locations within Saddleridge Section 1 were discussed. Vansant to research and discuss with the Wimberley Zoning Commissioner.

ADJOURNMENT

Adjournment was motioned and unanimously approved at 8:45 p.m.

Previous month's minutes: [April](#) [May](#) [June](#)

9200 Ranch Road 12, Wimberley Texas 78676

[Board Members](#) ❖ Home Owner's Association ❖ Community Facts