



MINUTES
SPOA BOARD MEETING
July 21, 2014

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. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** - Sharon Drobeck submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
 - Rules & Regulations Development – The Board has decided to discontinue working on adopting fines for non-compliance with ACC rules, due to (a) the complexity required to comply with the Texas HOA laws, and (b) the Board's assumption that even with fine language in place, due to the Texas HOA law language the chance of actually collecting such fines would be quite slim. This does not mean that the SPOA has no "hammer" to enforce the Covenant rules; the rules can still be legally enforced as always. The Board will continue to monitor non-compliance with the SPOA ACC rules; and may resurrect this item if the ACC Covenants are being routinely ignored by residents. The proposed outdoor welding rule, however, will be adopted. This Item will remain open until the outdoor welding rule language is filed with Hays County; which, to save on county filing fees, will be after the upcoming Board election.
 - New Candidates for Next SPOA Board Election – The SPOA Board is still severely in need of candidates for the next Board election. A couple of folks have shown some interest, but that's not nearly enough. It takes a community to run a community!! Please seriously consider helping run your neighborhood by running for a Board position!! Think of what a mess Saddleridge would be without a Board at all!! This Item will remain

open through the upcoming Board election.

▪ **New Business:**

- Possibility of Deer Management in Saddleridge – Saddleridge resident Sun Gatto has volunteered to start a committee to study a possible deer overpopulation issue in Saddleridge. Committee members to be determined (anyone interested in joining should contact Sun). The committee will (1) determine if there is indeed a problem per Texas Parks & Wildlife Dept. guidelines, and (2) offer suggestions to the Board for consideration on possible actions which could be taken. This item will remain open.
- National Night Out; Agenda & Food – The annual National Night Out gathering will be at the Clubhouse on October 7 from 6 to 8 PM. As usual, the SPOA will be providing free food and refreshments for residents and their families. More details as they become available. This item will remain open.

The meeting was adjourned at 7:05 PM.

Saddleridge Property Owners Association

June Treasurer's Report July 21, 2014

The June Treasurer's report includes a month-end and prior year-end Balance Sheet as well as detailed Profit and Loss Statements that compare actual experience to the budgeted income and expense projections for the month and year-to-date through June. This information is included in a format which includes the 2014 annual budget. This will help to keep the big picture in mind.

The Balance Sheet as of June 30 includes:

- Checking/Savings totaling \$97,341 and no outstanding liabilities.
- Accounts Receivable of \$(8), this negative balance represents dues paid in advance.
- Other Receivables of \$6, this is a bank service charge that was refunded in August.
- Note that the December 31, 2013 statement is marked "Final". During review of accounts there was an interest income entry identified and properly recorded.

A review of the Profit and Loss report shows the monthly net loss to be \$(4,139) for June, this compares unfavorably to the budgeted net loss of \$(1,298). Although there are no unusual items to report, there is a couple to bring to your attention:

- Insurance, D&O – this annual premium was budgeted in July.
- Lawn Maintenance – trees on the Clubhouse property had to be removed after damage was incurred from a storm.

Year-to-date net income is \$4,935 and is comparable to the budgeted net income \$4,974.

As a reminder, monthly budgets can be arbitrary as foreseeing exactly when an expense will occur is difficult to predict. Therefore, our focus is primarily to manage the annual budget.

Respectfully submitted,

Sharon M. Drobeck
Treasurer

Saddleridge Property Owners Association Balance Sheets As of

	June 30, 2014	December 31, 2013
ASSETS		FINAL
Current Assets		
Checking/Savings		
Ozona CD	50,416.82	50,374.99
Ozona Checking	(522.05)	6,621.87
Ozona Money Market	47,445.76	35,423.32
Total Checking/Savings	97,340.53	92,420.18
Accounts Receivable		
Accounts Receivable	(8.00)	(16.27)
Total Accounts Receivable	(8.00)	(16.27)
Other Current Assets		
Other Receivables	6.00	-
Total Other Current Assets	6.00	0.00
Total Current Assets	97,338.53	92,403.91
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	80,500.00	80,500.00
TOTAL ASSETS	177,838.53	172,903.91
 LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	62,080.51	57,952.05
Net Income	4,934.62	4,128.46
Total Equity	177,838.53	172,903.91
TOTAL LIABILITIES & EQUITY	177,838.53	172,903.91

Saddleridge Property Owners Association
Profit & Loss Budget Performance
June 2014

	<u>Jun 14</u>	<u>Budget</u>	<u>Jan - Jun 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
Clubhouse Usage Fee	75.00	50.00	225.00	225.00	500.00
HOA Dues Collected	0.00		15,051.00	14,375.00	19,580.00
Interest Assessed Fees	0.00	100.00	163.33	150.00	250.00
Interest Inc	8.32	8.00	65.64	48.00	100.00
Resale Cert. Fee	50.00	100.00	150.00	300.00	500.00
Transfer Fees	50.00	50.00	150.00	200.00	500.00
Uncategorized Income	0.00		0.00	0.00	0.00
Total Income	183.32	308.00	15,804.97	15,298.00	21,430.00
Expense					
Accounting					
Accounting-Bookkeeper	175.00	175.00	1,050.00	1,050.00	2,100.00
Total Accounting	175.00	175.00	1,050.00	1,050.00	2,100.00
Annual Septic Contract	225.00		225.00	250.00	250.00
Bank Charges					
Check Printing	0.00		0.00	75.00	75.00
Safe Deposit Box	0.00		40.00	40.00	40.00
Total Bank Charges	0.00		40.00	115.00	115.00
Clubhouse Expenses					
Cleaning	50.00	50.00	300.00	300.00	595.00
Cleaning Supplies	0.00	0.00	0.00	25.00	100.00
Furnishings	0.00	0.00	0.00	100.00	200.00
Heating and AC	0.00		453.70	75.00	150.00
Insurance	0.00		0.00		375.00
Lighting	0.00		0.00	50.00	50.00
Maintenance Labor	0.00		0.00	400.00	400.00
Misc	0.00		0.00	0.00	0.00
Outside Lighting	0.00		0.00		50.00
Pest Control	0.00		205.68	208.00	420.00

Saddleridge Property Owners Association
Profit & Loss Budget Performance
June 2014

	<u>Jun 14</u>	<u>Budget</u>	<u>Jan - Jun 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Plumbing Repairs	0.00		0.00	75.00	250.00
Repairs	0.00	125.00	0.00	250.00	500.00
Septic Cleaning and Service	0.00		485.00		
Trash	0.00		172.46	170.00	350.00
Water softener monthly maintain	0.00	25.00	85.42	150.00	300.00
Wellhouse Expenses	0.00		0.00	50.00	100.00
Total Clubhouse Expenses	50.00	200.00	1,702.26	1,853.00	3,840.00
Dues and Subscriptions	0.00	25.00	0.00	25.00	25.00
Food for Saddleridge Meetings					
Food for Annual BBQ	0.00		311.62	550.00	550.00
Neighborhood Watch	0.00		0.00		400.00
Total Food for Saddleridge Meetings	0.00		311.62	550.00	950.00
Improvements					
Landscaping					
Entrance	0.00	100.00	0.00	200.00	400.00
Lighting	0.00	50.00	0.00	100.00	200.00
Plants	0.00	90.00	0.00	180.00	360.00
Total Landscaping	0.00	240.00	0.00	480.00	960.00
Wellhouse Improvements	0.00		0.00	100.00	100.00
Total Improvements	0.00	240.00	0.00	580.00	1,060.00
Insurance-HOA Liability	615.00	600.00	615.00	600.00	600.00
Insurance, D&O	2,445.00		2,445.00		2,500.00
Lawn Maintenance	649.50	162.00	1,461.40	1,328.00	2,300.00
Legal-Attorney Fees	0.00		0.00	500.00	1,000.00
Mailings	0.00		0.00	150.00	250.00
Miscellaneous					
ACC Office Supplies	0.00		0.00	50.00	100.00
Copying	0.00	50.00	0.00	50.00	50.00

Saddleridge Property Owners Association
Profit & Loss Budget Performance
 June 2014

	<u>Jun 14</u>	<u>Budget</u>	<u>Jan - Jun 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Legal Records	20.00		20.00	20.00	50.00
Office Supplies	0.00		201.13	50.00	50.00
Printer Cart.	0.00		0.00		100.00
Software	0.00		0.00	280.00	280.00
Website Hosting Fee	0.00		0.00		120.00
Total Miscellaneous	<u>20.00</u>	<u>50.00</u>	<u>221.13</u>	<u>450.00</u>	<u>750.00</u>
PEC Electricity	142.60	154.00	1,001.17	1,073.00	2,000.00
Taxes	0.00		1,797.77	1,800.00	1,800.00
Total Expense	<u>4,322.10</u>	<u>1,606.00</u>	<u>10,870.35</u>	<u>10,324.00</u>	<u>19,540.00</u>
Net Income	<u><u>(4,138.78)</u></u>	<u><u>(1,298.00)</u></u>	<u><u>4,934.62</u></u>	<u><u>4,974.00</u></u>	<u><u>1,890.00</u></u>



COMMITTEE ACTIVITY REPORT

Date: July 2014

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Approval granted for a well house at 100 Mission Trail.

Maintenance Committee

Chairperson: Open (Bo Garrett & George Graham filling in)

Nothing to report.

Landscape Committee

Chairperson: Ron Steel 392-0542

Did not report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

Clubhouse was rented three times in June.

Neighborhood Committee

Chairperson: Cecil Gibson 847 0207

The Annual National Night Out Hays County Registration Form has been received by the Saddleridge Coordinators. NNO will be Tuesday October 7th at the Clubhouse.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.