



MINUTES
SPOA BOARD MEETING
July 18, 2016

Open Forum 6:30 PM

A number of residents who live near the end of Mission Trl stopped by to discuss the cut-through traffic issue at the Mission Trl cul-de-sac.

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** – Steve Amos 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:**
 - Wanted: Neighborhood Watch Coordinator & Block Captain, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions. Research is ongoing to see if any of the current committees are no longer needed (such as the Nomination Committee). We do now have a new Neighborhood Watch Coordinator; Sheryl Martin (thanks, Sheryl!!) who will be taking over the position ASAP. This item will remain open until some more volunteers step up.
 - Revising Section 8.02 (Amendments) of the Saddleridge Covenants to correspond to the Texas HOA law standard (Sec. 209.0041 of the Texas Residential Property Owners Protection Act), and to clarify the confusing language currently within this Section – Due to numerous comments and concerns from residents regarding the small number of votes required to change the Saddleridge Covenants & Restrictions document (currently only a simple majority of those who actually vote on a change proposal), the Board is researching a possible revision to the Covenants to go back to the widely-accepted norm of requiring a minimum of a 67% voter turnout for any change proposal vote to be valid. This is a very common rule for HOA's, corporations, government entities, and others that rely on a set of governing documents. We are not considering a 67% super-majority (like would be required to

amend the U.S. Constitution); but rather a 67% simple majority to ensure that any proposed change will be well-thought-out, discussed, and debated thoroughly before any vote is authorized.

This proposal would of course require a vote of Saddleridge property owners.

Update: Language draft work is finished, with the final iteration looking similar to the original Covenants language, but edited for simplicity, and to conform to the 2011 Texas HOA Act. An instructional/informational letter is being drafted to include with the ballot for a vote, which will hopefully be in August. This item will remain open.

- Rocks at the End of Mission Trail Have Been Moved Again – The barriers at the end of Mission Trail have been moved once again, allowing access to Fulton Ranch Road; but this time only enough for motorcycles to pass. This of course results in strangers cutting through Saddleridge on their way to wherever. The Board purchased 4 large stone blocks to shore up the rock blockades already there. However, this turned out to be only a short-term remedy; as the perpetrators then moved down a few feet and made a new path by cutting the fence and clearing the cedar scrub. This new path was plugged with more rocks thanks to resident John Koenreich, his tractor, and his large supply of yard rocks. The perps then did it again a few feet down from the previous incursion. The two people doing this have been identified, and a complaint was filed with the Hays County Sheriff. Also, the County Transportation Dept. is looking into options to hopefully fix the issue for good, and will advise us of their ideas when they are ready. Other ideas tendered were to try to get Needmore Ranch to start filing trespassing complaints as needed (its their strip of land, so SPOA cannot file official trespassing complaints), or get Needmore to give SPOA the right to file complaints in their behalf. The Board will monitor the cul-de-sac for further encroachments (has already happened again with the same people, even after the Deputies had a talk with them). We ask residents to also keep an eye out, and call the Deputies if you see anyone coming from that area that doesn't look "Saddleridge" (so far, its been ratty small motorbikes without any license tags). This item will remain open.
- **New Business:**
 - No New Business.

The meeting was adjourned at 7:25 PM.

07/02/16
Cash Basis

SPOA
Balance Sheet
As of June 30, 2016

	<u>Jun 30, 16</u>	<u>Jun 30, 15</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,317.86	25,267.14	50.72
Ozona CD #305552	25,297.12	25,246.45	50.67
Ozona Checking	14,632.83	13,518.17	1,114.66
Ozona Money Market	41,529.24	41,487.62	41.62
Total Checking/Savings	<u>106,777.05</u>	<u>105,519.38</u>	<u>1,257.67</u>
Accounts Receivable			
Accounts Receivable	-200.00	0.00	-200.00
Total Accounts Receivable	<u>-200.00</u>	<u>0.00</u>	<u>-200.00</u>
Total Current Assets	106,577.05	105,519.38	1,057.67
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>187,077.05</u>	<u>186,019.38</u>	<u>1,057.67</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	79,463.24	71,601.85	7,861.39
Net Income	-3,209.59	3,594.13	-6,803.72
Total Equity	<u>187,077.05</u>	<u>186,019.38</u>	<u>1,057.67</u>
TOTAL LIABILITIES & EQUITY	<u>187,077.05</u>	<u>186,019.38</u>	<u>1,057.67</u>

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07/02/16

Cash Basis

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through June 2016

	Jan - Jun 16	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Clubhouse Usage Fee	300.00	225.00	75.00
HOA Dues Collected	11,232.00	192.00	11,040.00
Interest Assessed Fees	61.72	6.00	55.72
Interest Income	77.52	72.00	5.52
Resale Cert. Fee	0.00	150.00	-150.00
Transfer Fees	150.00	150.00	0.00
Total Income	11,821.24	795.00	11,026.24
Expense			
Accounting			
Accounting-Bookkeeper	1,050.00	1,050.00	0.00
Total Accounting	1,050.00	1,050.00	0.00
Annual Septic Contract	0.00	245.00	-245.00
Bank Charges			
Safe Deposit Box	40.00	40.00	0.00
Service Charges	5.00		
Total Bank Charges	45.00	40.00	5.00
Clubhouse Expenses			
Cleaning	300.00	300.00	0.00
Cleaning Supplies	12.10	25.00	-12.90
Heating and AC	0.00	500.00	-500.00
Lighting	14.05		
Misc	287.41		
Pest Control	205.68	205.68	0.00
Septic Cleaning and Service	245.00	485.00	-240.00
Trash	170.38	172.46	-2.08
Clubhouse Expenses - Other	4,200.00		
Total Clubhouse Expenses	5,434.62	1,688.14	3,746.48
Food for Saddleridge Meetings			
Food for Annual BBQ	468.53	450.00	18.53
Total Food for Saddleridge Meetings	468.53	450.00	18.53
Improvements			
Landscaping			
Lighting	103.88		
Landscaping - Other	543.20		
Total Landscaping	647.08		
Other	0.00	100.00	-100.00
Total Improvements	647.08	100.00	547.08
Insurance-HOA Liability	727.00	730.00	-3.00
Insurance, D&O	3,057.00	2,445.00	612.00
Lawn Maintenance	974.28	1,461.40	-487.12
Legal-Attorney Fees	0.00	325.00	-325.00
Mallings	0.00	300.00	-300.00
Miscellaneous			
Legal Records	0.00	60.00	-60.00
Office Supplies	0.00	210.00	-210.00
Printer Cart.	0.00	60.00	-60.00
Website Domain	0.00	60.00	-60.00
Website Hosting Fee	0.00	180.00	-180.00
Total Miscellaneous	0.00	570.00	-570.00
PEC Electricity	656.06	1,001.17	-345.11
Reconciliation Discrepancies	0.00	0.00	0.00
Taxes	1,971.26	2,000.00	-28.74
Total Expense	15,030.83	12,405.71	2,625.12
Net Ordinary Income	-3,209.59	-11,610.71	8,401.12

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07/02/16
Cash Basis

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
January through June 2016

	<u>Jan - Jun 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Net Income	<u>-3,209.59</u>	<u>-11,610.71</u>	<u>8,401.12</u>



COMMITTEE ACTIVITY REPORT

Date: July 2016

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Did not report.

Maintenance Committee

Chairperson: Bo Garrett 512-496-8358

2 bulbs replaced on Clubhouse porch. A number of Clubhouse plumbing repairs are needed, and are being researched.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

The entrance landscaping work has been completed. The new plants are being watered as needed by John Savage.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

The Clubhouse was rented once in June.

Neighborhood Watch Committee

Chairperson: Sheryl Martin 559-779-5510

Long-time resident Sheryl Martin has agreed to assume the Neighborhood Watch Coordinator position.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Did not report.

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.