



MINUTES
SPOA BOARD MEETING
July 16, 2018

Open Forum 6:30 PM

There were no Open Forum Items this month.

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** – George Graham submitted the Treasurer's Report for approval. The Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Committee Report was approved as submitted.
- **Old Business:**
 - Continuing Covenant Violations by One Property Owner – The property owners attended the Board meeting to discuss their plans to comply with the Covenant items in question (as outlined in an earlier letter from the SPOA lawyer to the owners). The owners now expect to be in full compliance with the Covenants by July 25. Board members will visit the property on that day to ensure compliance expectations, as discussed during this Board meeting, have been met. This item will remain open.
 - Reflective Curb Painting at the Saddleridge Dr. Entrance – Some residents have complained of having trouble hitting the center island curb while turning into the Saddleridge Drive entrance at night from westbound RR12. Due to poor lighting and visibility, it is hard to see the curb and judge the distance needed to clear the curb, especially in a low vehicle. Some options discussed were adding more light at the entrance (City of Wimberley won't approve that), adding some driveway reflectors (would probably be stolen within a short time), increasing the radius of the right-hand curb so such a sharp turn wouldn't be needed (TXDoT won't approve or fund, since the intersection "meets all TXDoT regulations"), or painting the center island curbs with reflective paint to help night-time visibility, similar to what Summer Mountain Ranch recently completed. For now, the painted curb option will be implemented. Estimates are being requested from a few contractors specializing in such work. This item will remain open.

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- **New Business:**
 - There were no New Business items.

The meeting was adjourned at 7:10 PM.

07/02/18
Cash Basis

SPOA
Balance Sheet
As of June 30, 2018

	<u>Jun 30, 18</u>	<u>Jun 30, 17</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,419.34	25,368.55	50.79
Ozona CD #305552	25,398.51	25,347.77	50.74
Ozona Checking	14,240.27	12,478.53	1,761.74
Ozona Money Market	41,612.38	41,570.80	41.58
Total Checking/Savings	106,670.50	104,765.65	1,904.85
Accounts Receivable			
Accounts Receivable	-388.59	-196.00	-192.59
Total Accounts Receivable	-388.59	-196.00	-192.59
Other Current Assets			
Undeposited Funds	101.89	0.00	101.89
Total Other Current Assets	101.89	0.00	101.89
Total Current Assets	106,383.80	104,569.65	1,814.15
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	<u>186,883.80</u>	<u>185,069.65</u>	<u>1,814.15</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	80,844.08	80,326.54	517.54
Net Income	-4,783.68	-6,080.29	1,296.61
Total Equity	186,883.80	185,069.65	1,814.15
TOTAL LIABILITIES & EQUITY	<u>186,883.80</u>	<u>185,069.65</u>	<u>1,814.15</u>

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through June 2018

	Jan - Jun 18	Budget
Ordinary Income/Expense		
Income		
Assessment Increase	0.00	0.00
Clubhouse Usage Fee	125.00	300.00
HOA Dues Collected	5,861.89	960.00
Interest Assessed Fees	17.66	0.00
Interest Income	76.37	75.00
Resale Cert. Fee	350.00	300.00
Transfer Fees	450.00	300.00
TXFR from Savings	0.00	0.00
Uncategorized Income	0.00	0.00
Total Income	6,880.92	1,935.00
Expense		
Accounting		
Accounting-Bookkeeper	1,110.00	1,050.00
Accounting-CPA	0.00	0.00
Accounting - Other	0.00	0.00
Total Accounting	1,110.00	1,050.00
Annual Septic Contract	245.00	250.00
Bank Charges		
Check Printing	0.00	0.00
Safe Deposit Box	40.00	40.00
Service Charges	0.00	0.00
Bank Charges - Other	0.00	0.00
Total Bank Charges	40.00	40.00
CD Income Transfer	0.00	0.00
Clubhouse Expenses		
Cleaning	200.00	300.00
Cleaning Supplies	0.00	48.00
Furnishings	923.48	0.00
Garbage Bags	0.00	0.00
Heating and AC	0.00	0.00
Insurance	0.00	0.00
Lighting	0.00	24.00
Maintenance Labor	0.00	600.00
Misc	0.00	90.00
Outside Lighting	0.00	0.00
Paint	0.00	0.00
Pest Control	205.68	210.00
Plumbing Repairs	232.79	150.00
Repairs	0.00	0.00
Septic Cleaning and Service	0.00	0.00
Trash	207.40	190.00
Wellhouse Expenses	0.00	72.00
Clubhouse Expenses - Other	0.00	0.00
Total Clubhouse Expenses	1,769.35	1,684.00
Dues and Subscriptions	0.00	25.00
Dues Refund	0.00	0.00
Food for Saddleridge Meetings		
Food for Annual BBQ	835.44	500.00
Neighborhood Watch	0.00	1.00
Food for Saddleridge Meetings - Other	0.00	0.00
Total Food for Saddleridge Meetings	835.44	501.00
Improvements		
Chairs	0.00	60.00

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through June 2018

	Jan - Jun 18	Budget
Landscaping		
Entrance	0.00	0.00
Hardscape	0.00	0.00
Lighting	0.00	60.00
Plan	0.00	0.00
Plants	0.00	0.00
Preparation	0.00	0.00
Water	0.00	0.00
Landscaping - Other	0.00	0.00
Total Landscaping	0.00	60.00
Lights	0.00	90.00
Other	0.00	60.00
Tables	0.00	30.00
Wellhouse Improvements	0.00	60.00
Improvements - Other	0.00	0.00
Total Improvements	0.00	360.00
Insurance-HOA Liability	752.00	750.00
Insurance, D&O	3,057.00	3,101.00
Lawn Maintenance	660.00	1,080.00
Legal-Attorney Fees	0.00	0.00
Mailings	128.00	120.00
Misc	0.00	0.00
Miscellaneous		
ACC Office Supplies	0.00	60.00
Check Printing Charge	0.00	0.00
Copying	0.00	30.00
Garbage Bags	0.00	0.00
Gifts	0.00	0.00
Legal Records	0.00	60.00
Office Supplies	0.00	72.00
Plaque	0.00	0.00
Printer Cart.	0.00	0.00
Software	0.00	0.00
Website Domain	0.00	0.00
Website Hosting Fee	0.00	0.00
Miscellaneous - Other	0.00	0.00
Total Miscellaneous	0.00	222.00
Neighborhood Watch	89.38	0.00
PEC Electricity	884.70	840.00
Reconciliation Discrepancies	0.06	0.00
Taxes	2,093.67	2,000.00
Uncategorized Expenses	0.00	0.00
Webmaster Fees	0.00	0.00
Webpage Fees	0.00	0.00
Total Expense	11,664.60	12,023.00
Net Ordinary Income	-4,783.68	-10,088.00
Other Income/Expense		
Other Expense		
BadChecks	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	0.00	0.00
Net Income	-4,783.68	-10,088.00



COMMITTEE ACTIVITY REPORT

Date: July 2018

Architectural Committee

Chairperson: Pat Caballero 512-847-5536

Did not report.

Maintenance Committee

Chairperson: Ron Roberts 830-613-6160

Clubhouse stove and refrigerator were replaced. Work has started on rebuilding the rotted portions of the porch and step railings.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Did not report.

Neighborhood Watch Committee

Chairperson: Sheryl Martin 559-779-5510

Nothing to report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Nothing to report.