



**MINUTES of the  
SPOA BOARD MEETING  
August 15, 2011**

Meeting was called to order by Jim Soden.

**Attendees**

The following persons were present for the meeting:

Jim Soden - Board President

Charles "Bo" Garrett - Board V.P.

Nanette Krakow - Board Secretary

Sharon Drobeck - Board Treasurer

Rick Cardenas and Frances Savage from the Architectural Control Committee (ACC) were present to discuss some recent issues.

**Open Forum**

Rick Cardenas and Frances Savage had two issues, the recent fire, and Lot 62 construction, to bring before the Board.

- **Fire** - A fire occurred on Lot 163, caused by a fence Contractor welding a fence post. ACC approval had been given for the fence construction, but cutting and welding are not addressed. After much discussion, it was determined that the Association has no rules restricting outdoor hot work, the county has not restricted outdoor hot work during the burn ban, and the ACC has no authority to prohibit this practice.

The Board has the authority to develop 'Rules and Regulations', but wishes to discuss this approach with the Association Lawyer. In the mean time, the ACC was asked that it attach a copy of the Board letter to all new Approvals, asking that property owners voluntarily not allow open hot work during burn ban periods. See New Business below.

- **Lot 62** - The ACC reported the barn construction on lot 62 has still not been completed per the original Approval. Per the Covenants, construction of the building exterior must be completed within six months. A 6-month extension was granted and has since expired.

It was determined that for the Board to take further action on this matter would require Board to take legal enforcement action as allowed by the Convents. To proceed further, the Board would need to discuss with the

Attorney. The board authorized Jim Soden to contact the Association Attorney of Record. In the mean time, Bo Garrett was asked to follow up with the Property Owner to see if the matter can be resolved without having to resort to legal action.

### **Board Meeting**

- **Review and Approval of Minutes**

Minutes from June 20 Meeting were approved without change.

- **Treasurer's Report**

Sharon Drobeck gave the Treasure's Report. After a brief discussion and the report was accepted.

- **Committee Activity Reports**

Bo Garrett reported on Committee Activities. A copy of the report is attached.

- **Old Business**

- Bo Garrett reported that the security photo-cell for the clubhouse front porch light is completed. Some adjustment may be necessary. **This Item is closed**
- Bo Garrett updated us on the "burn ban" signage from the county. Cecil Gibson has been requested to follow up with county. **This Item remains open**
- Bo Garrett reported on the National Night Out. Cecil Gibson is leading this effort, but the Board is to provide the food. Pizza Hut was suggested. Bo will organize the food. Invited guests include the Mayor of Wimberley, the Hays County Sheriff, and the Texas Forest Service 'Fire Wise' Coordinator. **This Item remains open**
- Sharon Drobeck is still reviewing the Community Association Institute documents. **This Item remains open**
- Jim Soden reported that the Summer Newsletter Issue. Feedback seems to indicate that everyone was happy with it. Special thanks goes to Nerissa Oden for putting it this together.

- **New Business**

- Jim Soden led a discussion on 'Rules and Regulations' that may need to be developed. See **Fire** under **Open Forum** above. The Board has the authority under the Covenants to adopt certain Rules and Regulation, including fines, as allowed in the Bylaws. However, the Bylaws currently only allow Rules and Regulations pertaining to the Common Areas. To write rules and regulations for property protection and safety would first require changing the Bylaws. Imposing fines may also create collection or enforcement problems. Recent changes to the State Law may also affect what we can do. The Board agreed that this should be discussed with the Lawyer. The Board also approved the Board Letter asking that open hot

- work not be conducted while a Burn Ban is in effect and authorized it to be sent to all Property Owners.
- Jim Soden discussed the revised calendar of events. It was pointed out that the Annual Meeting and Board Election must occur during the last week of October. This would be Saturday October 29. This also means that the election notice and ballot would have to go out no later than September 29. The Board agreed that since the Newsletter had just gone out, this notice should be sent out on its own rather than as part of a newsletter. Jim Soden agreed to put the notice together.

There being no other business, the meeting was adjourned.



## COMMITTEE ACTIVITY REPORT

Date: August 2011

### **Architectural Committee**

**Chairperson:** Rick Cardenas 847 736

- ❖ ACC to attend the August Board Meeting and present their report verbally

### **Maintenance Committee**

**Chairperson:** Tom Bender 722 3243

- ❖ The motion detector has been installed on the lights on front porch, it still needs to be adjusted.  
No other maintenance activities as of present.

### **Landscape Committee**

**Chairperson:** Ron Steel 392 0542

- ❖ The Saddleridge entrance is being monitored. No other projects as of present.

### **Clubhouse Committee**

**Chairperson:** Linda Rivera 722 3528

- ❖ The clubhouse will be rented the last weekend of the month. There are no maintenance issues. We need to discuss trash and water softener fees. Linda says water no good to drink.

### **Neighborhood Committee**

**Chairperson:** Cecil Gibson 847 0207

- ❖ A number of invitations have been extended to speak at NNO. We are waiting for responses. The board will discuss menu for NNO.  
No answer on burn ban signs. Jan has retired, so we are working with another individual.

**Website Committee**

**Chairperson:** Joe Williams 847 0390

- ❖ Maintaining no issues

**Nomination Committee**

**Chairperson:** Open

- ❖

**Property Owners Committee**

**Chairperson:** Francis Savage 847 0955

- ❖ Nothing on City agendas that is of concern to us. We need to discuss chairperson on this committee.



To all Property Owners

This letter is being sent due to the extreme drought conditions and in response to the recent fires in the County as well as in our neighborhood. The Saddleridge Property Owners Association Board of Directors is requesting that all Property Owners voluntarily refrain from certain fire-hazardous activities while the burn ban is in effect. Specifically, we are requesting that you not conduct or allow outdoor welding, torch cutting, metal grinding, or similar spark producing operations on your property except as allowed below. If you are utilizing a contractor to do work on your property, please discuss this with your contractor and secure an agreement that he will also abide by this request. You may become financially responsible for damages caused by your contractor.

Of particular concern are pipe frame fences and fences that utilize welded pipe components to stiffen the corners. Consideration should be given to safer alternatives such as:

- Utilize mechanical connectors (bolts and straps) rather than welding.
- Fabricate these components offsite or in an area that is safe for welding.
- Mechanically (cold) cut pipe rather than using a torch.

Other projects that might present similar fire hazards can include such things as torch cutting rebar for a foundation, erecting structural steel building components, and fabricating metal piping. If outdoor hot work is necessary, the following precautions should be observed:

1. Areas where welding, cutting or grinding or hot work operations are being performed must be free of vegetation for at least twenty-five feet in all directions;
2. Surfaces around welding or hot works area are wetted down;
3. The location where welding, cutting or grinding or hot work operations are being performed must have telephone communications for emergency response;
4. Before beginning any operations, the person performing the welding, cutting grinding or hot work operations must notify the local fire department;
5. A dedicated fire watch person must attend each welder, cutter, grinder, or worker performing hot works operations or any activity that causes a spark;
6. A garden hose or at least one (1) water pressure fire extinguisher per fire watch person is located within 10 feet of the location where welding, cutting or grinding or hot work operations are being performed;
7. Welding, cutting or grinding or hot work operations should not be conducted on days designated as red flag warning days by the National Weather Service.

Welding, cutting and grinding may be conducted inside shops, enclosed building or areas that are sufficiently enclosed to prevent sparks from igniting outside vegetation.

The Board reminds you that these restrictions are voluntary and hopes that they do not impose any undue inconveniences. Please consider that there is nothing more inconvenient than having your home or property destroyed by fire. Thank you in advance for your cooperation.

For the SPOA Board  
Jim Soden, President