



MINUTES
SPOA BOARD MEETING
August 16, 2021

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 via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – Lon Howard submitted the Treasurer's Report for approval via earlier email from the SPOA Bookkeeper. The Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report for approval via earlier email. The Committee Report was approved as submitted.

- **Unfinished Business:**

- Covenants Section 3.01 Compliance Issue – A Covenants compliance legal action is still being considered for one property regarding continued violation of certain ACC rules. Progress is still being made by the owners; but all issues have not yet been remedied. Board and ACC members are continuing to work with the property owners to resolve the issues to the mutual satisfaction of both parties.

Due to the possible need to go to a JP Court for a ruling or injunction on this or other future issues, the Board is interviewing local litigation lawyers should one eventually be needed.

This item will remain open.

- SPOA August Picnic Planning - The 2021 SPOA Picnic occurred as scheduled on Saturday August 7th from 12:00 AM until 2:00 PM. As planned, it was a simple get-together with no agenda; other than to hang out with your neighbors and eat hot dogs, chips, beans, and drinks. Although event attendance was a bit lower than expected (probably due to new virus worries), it was still considered successful; with a number of new residents attending. A big thanks to the Board and Committee members who performed shopping, cooking, setup and teardown duties.

This item will now be closed.

- Architectural Control Committee Members Needed - Due to changes in the Property Code regulations, the SPOA needed a new ACC volunteer by the end of August (when the new rules take effect). A volunteer request was

sent to residents via email. The ACC now has 2 new members; one new resident, and one long-time resident. A big thanks to Krista Reynolds and Patsy Reams for stepping up to the task! The Saddleridge web site has been updated with the new ACC contact information.

This item will now be closed.

- **New Business:**

- Annual SPOA Board Election -- The annual SPOA Board election for the 2021/2022 term is approaching. A call for Board volunteers was sent out via email August 18th, allowing a 1-month window for replies. Election ballots will be distributed electronically to residents around the end of September; including an option this year to email a completed ballot (scanned or photo'ed) to save postage. This item will remain open.

The meeting was adjourned at 7:45 PM.

SPOA
Balance Sheet
As of July 31, 2021

	<u>Jul 31, 21</u>	<u>Jul 31, 20</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Broadway Bank CD 7439	52,461.26	51,322.34	1,138.92
Broadway Bank CD 7440	25,696.49	25,138.63	557.86
Ozona Checking	31,554.23	23,728.77	7,825.46
Ozona Money Market	16,728.26	16,719.89	8.37
Total Checking/Savings	126,440.24	116,909.63	9,530.61
Accounts Receivable			
Accounts Receivable	-877.09	-588.59	-288.50
Total Accounts Receivable	-877.09	-588.59	-288.50
Total Current Assets	125,563.15	116,321.04	9,242.11
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>206,063.15</u>	<u>196,821.04</u>	<u>9,242.11</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	99,346.89	88,668.08	10,678.81
Net Income	-4,107.14	-2,670.44	-1,436.70
Total Equity	206,063.15	196,821.04	9,242.11
TOTAL LIABILITIES & EQUITY	<u>206,063.15</u>	<u>196,821.04</u>	<u>9,242.11</u>

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through July 2021

	Jan - Jul 21	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	150.00	75.00
HOA Dues Collected	4,320.00	413.00
Interest Assessed Fees	16.76	84.25
Interest Income	15.49	181.74
Resale Cert. Fee	300.00	350.00
Transfer Fees	450.00	300.00
Uncategorized Income	0.00	0.03
Total Income	5,252.25	1,404.02
Expense		
Accounting		
Accounting-Bookkeeper	1,295.00	1,316.42
Total Accounting	1,295.00	1,316.42
Annual Septic Contract	0.00	245.00
Bank Charges		
Safe Deposit Box	40.00	40.00
Service Charges	0.00	10.48
Total Bank Charges	40.00	50.48
Clubhouse Expenses		
Cleaning	84.29	0.00
Cleaning Supplies	0.00	0.00
Furnishings	379.21	0.00
Garbage Bags	33.95	
Insurance	0.00	0.00
Maintenance Labor	967.81	105.51
Misc	0.00	696.66
Pest Control	389.71	205.68
Plumbing Repairs	0.00	43.19
Repairs	38.81	16.21
Septic Cleaning and Service	245.00	
Trash	177.25	229.22
Total Clubhouse Expenses	2,316.03	1,296.47
Food for Saddleridge Meetings		
Food for Annual BBQ	0.00	903.33
Neighborhood Watch	0.00	0.00
Total Food for Saddleridge Meetings	0.00	903.33
Improvements		
Landscaping		
Entrance	0.00	7.00
Landscaping - Other	0.00	115.56
Total Landscaping	0.00	122.56
Total Improvements	0.00	122.56
Insurance-HOA Liability	884.00	3,809.00
Insurance, D&O	2,355.00	
Lawn Maintenance	967.42	1,120.00
Legal-Attorney Fees	100.45	
Mailings		
Box 924	0.00	0.00
Mailings - Other	331.88	55.00
Total Mailings	331.88	55.00
Misc	0.00	9.64

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
January through July 2021

	<u>Jan - Jul 21</u>	<u>Budget</u>
Miscellaneous		
Legal Records	26.00	
Office Supplies	40.00	
Total Miscellaneous	66.00	
PEC Electricity	1,003.61	1,013.18
Taxes	0.00	2,536.80
Web Hosting Fees	0.00	228.00
Total Expense	9,359.39	12,705.88
Net Ordinary Income	-4,107.14	-11,301.86
Net Income	<u>-4,107.14</u>	<u>-11,301.86</u>



COMMITTEE ACTIVITY REPORT

Date: August 2021

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved a fence for 777 Saddleridge Dr.

Approved a gazebo for 705 Saddleridge Dr.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced sediment filter cartridge in well house. Cleaned Clubhouse HVAC inlet grate (filter still OK). Cleaned "Private Park" sign in front of Clubhouse (still need to clean the one out by the street).

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Replaced dead plants (dead due to the winter freeze) in Clubhouse front bed and at the Packsaddle Pass entrance from RR-12. Big thanks to Steve A. for getting this done; and to John S., Lon H., & Laura W. for daily watering duty to keep the new plants alive.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Nothing to report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the July minutes.