



MINUTES
SPOA BOARD MEETING
August 15, 2022

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 Compliance Issue – A Saddleridge Covenants compliance legal action is now in process for one property (Lot 23) regarding continued violation of certain sections of the Saddleridge Covenants. Late last year the first step in the legal process was completed; a USPS-delivered Certified letter as mandated by the Texas Property Code giving notice of the violations.

During the January Board meeting, a motion was made and approved to proceed with legal action against the owner of Lot 23 to secure compliance with the Covenants, and remedy the violations cited in the previously-delivered notice.

February Update: The Petition has been filed with the appropriate Hays County court. The next step is delivery of the Court papers to the property owner.

March Update: The Court papers were delivered late February, with a month then allowed for the owners to file a written answer with the Court.

April Update: A motion for a default judgement was filed with the Court, and are now awaiting Court scheduling for either a judgement or hearing.

May Update: A Hays County court hearing to grant a default judgement is scheduled for May 18.

June/July Update: On May 18th the Hays County court granted a default judgement in favor of the SPOA. A lien was filed with the County to recover all legal fees expended by the SPOA. We are now awaiting communication

from the SPOA lawyer regarding the next step in the enforcement process.

August Update: A motion was made, seconded, and passed unanimously by the Board to begin foreclosure proceedings on the court-granted judgement lien on the property.

This item will remain open.

- **New Business:**

- Annual SPOA Board Election -- The annual SPOA Board election for the 2022/2023 term is approaching. A call for Board volunteers will be sent out via email soon, allowing a 1-month window for replies. This year the election will be performed through a third-party electronic secret balloting service (ElectionBuddy.com) for both ballot security, ease of voting, and to save the SPOA a few hundred dollars in USPS mailing costs. Election notices will be distributed via email to residents around the end of September. Each property owner will get a voting notification email (sent from invitations@mail.electionbuddy.com) with instructions on how to vote, and a link to go to the ballot.

This item will remain open.

The meeting was adjourned at 7:25 PM.

SPOA
Balance Sheet
As of July 31, 2022

	<u>Jul 31, 22</u>	<u>Jul 31, 21</u>
ASSETS		
Current Assets		
Checking/Savings		
Broadway Bank CD 7439	53,375.80	52,461.26
Broadway Bank CD 7440	26,144.45	25,696.49
Ozona Checking	31,354.94	31,458.23
Ozona Money Market	16,736.63	16,728.26
Total Checking/Savings	<u>127,611.82</u>	<u>126,344.24</u>
Accounts Receivable		
Accounts Receivable	-974.50	-877.09
Total Accounts Receivable	<u>-974.50</u>	<u>-877.09</u>
Other Current Assets		
Undeposited Funds	363.52	96.00
Total Other Current Assets	<u>363.52</u>	<u>96.00</u>
Total Current Assets	127,000.84	125,563.15
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>
TOTAL ASSETS	<u>207,500.84</u>	<u>206,063.15</u>
LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	102,692.44	99,346.89
Net Income	-6,015.00	-4,107.14
Total Equity	<u>207,500.84</u>	<u>206,063.15</u>
TOTAL LIABILITIES & EQUITY	<u>207,500.84</u>	<u>206,063.15</u>

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through July 2022

	Jan - Jul 22	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	150.00	50.00
HOA Dues Collected	5,064.02	96.00
Interest Assessed Fees	91.39	65.78
Interest Income	13.88	18.56
Resale Cert. Fee	400.00	450.00
Transfer Fees	604.00	350.00
Total Income	6,323.29	1,030.34
Expense		
Accounting		
Accounting-Bookkeeper	1,600.00	1,327.20
Total Accounting	1,600.00	1,327.20
Bank Charges		
Safe Deposit Box	40.00	40.00
Total Bank Charges	40.00	40.00
Clubhouse Expenses		
Cleaning	0.00	150.00
Heating and AC	0.00	215.00
Insurance	0.00	0.00
Pest Control	227.32	189.44
Repairs	0.00	214.68
Septic Cleaning and Service	275.00	370.00
Trash	312.38	343.83
Total Clubhouse Expenses	814.70	1,482.95
Food for Saddleridge Meetings	270.40	
Improvements		
Landscaping		
Entrance	0.00	2,126.91
Lighting	0.00	926.00
Total Landscaping	0.00	3,052.91
Total Improvements	0.00	3,052.91
Insurance-HOA Liability	0.00	842.00
Insurance, D&O	2,467.00	2,243.00
Lawn Maintenance	910.00	1,020.00
Legal-Attorney Fees	5,146.97	
Mailings		
Box 924	0.00	0.00
Mailings - Other	14.76	20.85
Total Mailings	14.76	20.85
Miscellaneous		
ACC Office Supplies	0.00	0.00
Office Supplies	94.35	0.00
Miscellaneous - Other	0.00	6.05
Total Miscellaneous	94.35	6.05
PEC Electricity	980.11	774.97
Taxes	0.00	0.00
Web Hosting Fees	0.00	90.85
Total Expense	12,338.29	10,900.78
Net Ordinary Income	-6,015.00	-9,870.44
Net Income	-6,015.00	-9,870.44



COMMITTEE ACTIVITY REPORT

Date: August 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Nothing to report.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Nothing to report.

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Clubhouse was rented one time since the last Board meeting. Three more rentals are scheduled for August.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated website home page with the current Board Meeting notice and prior Meeting minutes. Investigated PayPal and Venmo interface for Saddleridge online payment of annual dues. Developed a test case and tested interface. Need Saddleridge Paypal account to implement.