



MINUTES
SPOA BOARD MEETING
August 21, 2023

Open Forum 6:30 PM

Two residents stopped by to seek Board permission to reinvestigate adding an emergency access gate at the Mission Trail cul-de-sac. Note that the SPOA cannot install such a gate, since the land there is not owned or legally controlled by the SPOA. A gate there would have to be an agreement between Hays County (their Transportation Dept.), and Needmore Ranch (Needmore owns the 12-foot strip of land between the cul-de-sac and Fulton Ranch Rd.). Note that this was tried once before, but an agreement between Hays County and Needmore was not reached.

Another resident attended to discuss a communication issue with an ACC request made previously. The Board agreed to (1) address and remedy his issue, and (2) address the ACC process problem which caused his issue.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – SPOA Secretary George Graham submitted the previous month's Meeting Minutes for approval via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – The previous month's Treasurer's Report was submitted for approval by the SPOA Bookkeeper (Marla Koosed) and SPOA Treasurer (Laura Wondercheck). The Treasurer's Report was approved as submitted.
Two matured SPOA CD's at Broadway Bank have been combined into one new shorter-term CD at current competitive rates.
- **Committee Activity Report** – SPOA Secretary 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.

June/July 2022 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.

August 2022 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.

September/October/November Update: The SPOA began foreclosure proceedings on the court-granted judgement lien on the property.

June/July/August Update: The District Clerk for Hays County is scheduled to issue a Writ of Execution to submit to the Hays County constable to legally "seize" the lot. Once that is done, the process for sale of the lot at public auction can move forward.

This item will remain open.

- Dark Sky Compliant Entrance Lighting – The Wimberley Dark Sky lighting regulations passed a few years ago mandate lighting that complies to said regulations. The current Saddleridge entrance lighting is not compliant; and must be brought into compliance by mid-2023. If not, the SPOA could face fines levied by the City.

Progress with the current electrician seems to be slowing; and its now time to try to identify another interested lighting vendor. Resident Mike Rohan has recently had a very good experience with a local who is Dark Sky knowledgeable. He will be contacted ASAP.

This item will remain open.

- **New Business:**

- No New Business

The meeting was adjourned at 7:20 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

As of July 31, 2023

	<u>July 31, 2023</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	29,675.25
Ozona Money Market	16,785.50
Broadway Bank CD 7439	53,562.86
Broadway Bank CD 7440	26,236.08
Total Checking/Savings	<u>126,259.69</u>
Accounts Receivable	
Accounts Receivable	0.00
Total Accounts Receivable	<u>0.00</u>
Total Current Assets	126,259.69
Fixed Assets	
Saddleridge Property	
Building	63,918.00
Land	7,102.00
Property Improvements	17,131.00
Total Saddleridge Property	<u>88,151.00</u>
Total Fixed Assets	<u>88,151.00</u>
TOTAL ASSETS	<u><u>214,410.69</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Deferred Revenue	134.00
Total Current Liabilities	<u>134.00</u>
Total Liabilities	134.00
Equity	
Retained Earnings	221,987.16
Net Income	(7,710.47)
Total Equity	<u>214,276.69</u>
TOTAL LIABILITIES & EQUITY	<u><u>214,410.69</u></u>

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
year-to-date through July 2023

	<u>Jan 23</u>	<u>Feb 23</u>	<u>Mar 23</u>	<u>Apr 23</u>	<u>May 23</u>	<u>Jun 23</u>	<u>Jul 23</u>	<u>TOTAL</u>
Ordinary Income/Expense								
Income								
Clubhouse Usage Fee	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00
HOA Dues Collected	\$ 4,620.00	\$ 288.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,908.00
Interest Assessed Fees	\$ -	\$ (167.52)	\$ 16.25	\$ -	\$ -	\$ -	\$ -	\$ (151.27)
Resale Cert. Fee	\$ 100.00	\$ 100.00	\$ 50.00	\$ -	\$ 150.00	\$ -	\$ -	\$ 400.00
Transfer Fees	\$ 50.00	\$ (50.00)	\$ 50.00	\$ 50.00	\$ 100.00	\$ -	\$ -	\$ 200.00
Interest Income	\$ 4.06	\$ 3.88	\$ 8.90	\$ 16.51	\$ 16.67	\$ 5.85	\$ 25.76	\$ 81.63
Uncategorized Income	\$ 17.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.28
Total Income	<u>\$ 4,791.34</u>	<u>\$ 249.36</u>	<u>\$ 125.15</u>	<u>\$ 66.51</u>	<u>\$ 266.67</u>	<u>\$ 5.85</u>	<u>\$ 25.76</u>	<u>\$ 5,530.64</u>
Expense								
Accounting								
Accounting-Bookkeeper	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ 200.00	\$ 220.00	\$ 220.00	\$ 1,240.00
Total Accounting	<u>\$ 200.00</u>	<u>\$ 200.00</u>	<u>\$ -</u>	<u>\$ 200.00</u>	<u>\$ 200.00</u>	<u>\$ 220.00</u>	<u>\$ 220.00</u>	<u>\$ 1,240.00</u>
Bank Charges								
Safe Deposit Box	\$ 40.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.00
Service Charges	\$ 68.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68.63
Total Bank Charges	<u>\$ 108.63</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 108.63</u>
Clubhouse Expenses								
Cleaning Labor	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Maintenance Labor	\$ -	\$ 3,409.88	\$ -	\$ 1,353.13	\$ -	\$ -	\$ -	\$ 4,763.01
Pest Control	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ -	\$ -	\$ 238.16
Trash	\$ -	\$ 192.46	\$ -	\$ -	\$ 192.46	\$ -	\$ -	\$ 384.92
Total Clubhouse Expenses	<u>\$ 300.00</u>	<u>\$ 3,721.42</u>	<u>\$ -</u>	<u>\$ 1,353.13</u>	<u>\$ 311.54</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,686.09</u>
Electricity - PEC	\$ 142.00	\$ 194.00	\$ 141.00	\$ 131.00	\$ 129.00	\$ 130.00	\$ 134.00	\$ 1,001.00
Insurance - Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,584.00	\$ -	\$ 2,584.00
Insurance - D&O	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996.00	\$ 996.00
Lawn Maintenance	\$ -	\$ 200.00	\$ -	\$ -	\$ 200.00	\$ 320.00	\$ 320.00	\$ 1,040.00
Legal - Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ 245.00	\$ -	\$ 175.00	\$ 420.00
Miscellaneous Expenses								
ACC Office Supplies	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100.00
Office Expenses	\$ -	\$ 12.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.14
Total Miscellaneous Expenses	<u>\$ 100.00</u>	<u>\$ 12.14</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 112.14</u>
Postage and Delivery	\$ 8.13	\$ -	\$ 8.13	\$ 16.26	\$ 20.73	\$ -	\$ -	\$ 53.25
Total Expense	<u>\$ 858.76</u>	<u>\$ 4,327.56</u>	<u>\$ 149.13</u>	<u>\$ 1,700.39</u>	<u>\$ 1,106.27</u>	<u>\$ 3,254.00</u>	<u>\$ 1,845.00</u>	<u>\$ 13,241.11</u>
Net Income	<u>\$ 3,932.58</u>	<u>\$ (4,078.20)</u>	<u>\$ (23.98)</u>	<u>\$ (1,633.88)</u>	<u>\$ (839.60)</u>	<u>\$ (3,248.15)</u>	<u>\$ (1,819.24)</u>	<u>\$ (7,710.47)</u>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.

Saddleridge Property Owners Association

Budget vs Actual - Modified Cash Basis

year-to-date through July 2023

	<u>Jan - Jul 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Clubhouse Usage Fee	\$ 75.00	\$ 250.00	\$ (175.00)	30.0%
HOA Dues	\$ 4,908.00	\$ 4,812.00	\$ 96.00	102.0%
Interest Assessed Fees	\$ (151.27)	\$ 75.00	\$ (226.27)	(201.69%)
Resale Cert. Fee	\$ 400.00	\$ 400.00	\$ -	100.0%
Transfer Fees	\$ 200.00	\$ 604.00	\$ (404.00)	33.11%
Interest Income	\$ 81.63	\$ 15.24	\$ 66.39	535.63%
Uncategorized Income	\$ 17.28	\$ -	\$ 17.28	100.0%
Total Income	<u>\$ 5,530.64</u>	<u>\$ 6,156.24</u>	<u>\$ (625.60)</u>	<u>89.84%</u>
Expense				
Accounting				
Accounting-Bookkeeper	\$ 1,240.00	\$ 1,600.00	\$ (360.00)	77.5%
Total Accounting	<u>\$ 1,240.00</u>	<u>\$ 1,600.00</u>	<u>\$ (360.00)</u>	<u>77.5%</u>
Bank Charges				
Safe Deposit Box	\$ 40.00	\$ 40.00	\$ -	100.0%
Service Charges	\$ 68.63	\$ -	\$ 68.63	100.0%
Total Bank Charges	<u>\$ 108.63</u>	<u>\$ 40.00</u>	<u>\$ 68.63</u>	<u>271.58%</u>
Clubhouse Expenses				
Cleaning Labor	\$ 300.00	\$ -	\$ 300.00	100.0%
Insurance	\$ -	\$ -	\$ -	0.0%
Maintenance Labor	\$ 4,763.01	\$ -	\$ 4,763.01	100.0%
Pest Control	\$ 238.16	\$ 227.32	\$ 10.84	104.77%
Repairs	\$ -	\$ 75.00	\$ (75.00)	0.0%
Septic Cleaning and Service	\$ -	\$ 275.00	\$ (275.00)	0.0%
Trash	\$ 384.92	\$ 380.00	\$ 4.92	101.3%
Total Clubhouse Expenses	<u>\$ 5,686.09</u>	<u>\$ 957.32</u>	<u>\$ 4,728.77</u>	<u>593.96%</u>
Electricity - PEC	\$ 1,001.00	\$ 980.11	\$ 20.89	102.13%
Food for Saddleridge Mtgs	\$ -	\$ 270.00	\$ (270.00)	0.0%
Insurance - D&O	\$ 2,584.00	\$ 2,467.00	\$ 117.00	104.74%
Insurance - Liability	\$ 996.00	\$ 945.00	\$ 51.00	105.4%
Lawn Maintenance	\$ 1,040.00	\$ 910.00	\$ 130.00	114.29%
Legal-Attorney Fees	\$ 420.00	\$ 1,925.00	\$ (1,505.00)	21.82%
Miscellaneous Expenses				
ACC Office Supplies	\$ 100.00	\$ -	\$ 100.00	100.0%
Office Supplies	\$ 12.14	\$ 94.35	\$ (82.21)	12.87%
Web Hosting Fees	\$ -	\$ -	\$ -	0.0%
Website Domain	\$ -	\$ -	\$ -	0.0%
Total Miscellaneous Expenses	<u>\$ 112.14</u>	<u>\$ 94.35</u>	<u>\$ 17.79</u>	<u>118.86%</u>
Post Office Box	\$ -	\$ -	\$ -	0.0%
Postage and Delivery	\$ 53.25	\$ 14.76	\$ 38.49	360.77%
Taxes - Property	\$ -	\$ -	\$ -	0.0%
Total Expense	<u>\$ 13,241.11</u>	<u>\$ 10,203.54</u>	<u>\$ 3,037.57</u>	<u>129.77%</u>
Net Income	<u>\$ (7,710.47)</u>	<u>\$ (4,047.30)</u>	<u>\$ (3,663.17)</u>	<u>190.51%</u>

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COMMITTEE ACTIVITY REPORT

Date: August 2023

Architectural Committee

Chairperson: Krista Reynolds 503-349-6575

Did not report.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced one indoor ceiling can light bulb. Replaced pump house water filter cartridge. Replaced the HVAC filter. Repainted the clock hands (from dark gold to white) on the big indoor clock for improved visibility.

Landscape Committee

Chairperson: John Savage 432-352-5031

A large tree limb has come down in front of the Clubhouse. Devoted Landscaping has been contacted for limb removal.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Clubhouse was rented twice since the previous meeting.

Website Committee

Chairperson: Joe Williams 512-750-4274

1. Added the previous approved Board meeting minutes to website documents list.
2. Replaced the previous month's Board meeting notice with the current version on the website.
3. Maintain Saddleridge.com email addresses.