



MINUTES
SPOA BOARD MEETING
September 15, 2014

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. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** - Sharon Drobeck submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
 - Rules & Regulations Development –The proposed outdoor welding rule has been adopted, and will be filed with Hays County; which, to save on county filing fees, will be after the upcoming Board election. This item will be closed.
 - New Candidates for Next SPOA Board Election – The SPOA Board has had one person (count 'em; one) officially step up to run in the upcoming Board election. That's not nearly enough; but it will have to do until other means are investigated for the coming years (such as an outside HOA Management Company). It takes a community to run a community!! Please seriously consider helping run your neighborhood by running for a Board position next year, or a committee position now!! Think of what a mess Saddleridge would be without a Board at all!! This Item will remain open through the upcoming Board election.
 - Possibility of Deer Management in Saddleridge – Saddleridge resident Sun Gatto has volunteered to start a committee to study a possible deer overpopulation issue in Saddleridge. Committee members to be determined (anyone interested in joining should contact Sun). The committee will (1) determine if there is indeed a problem per Texas Parks & Wildlife Dept. guidelines, and (2) offer suggestions to the Board for consideration on possible actions which could be taken.

- Update 1: An informational email has been sent to residents which included a “Urban Deer Ecology Knowledge” survey from the Texas Department of Parks & Wildlife, and a web link to associated TxDP&W articles with survey answers and additional info. This item will remain open.
- National Night Out; Agenda & Food – The annual National Night Out gathering will be at the Clubhouse on October 7 from 6 to 8 PM. As usual, the SPOA will be providing free food and refreshments for residents and their families (chopped brisket sandwiches, chips, drinks, desserts). This item will remain open.
 - Fall Newsletter Planning – Articles are needed for the next Saddlebags Newsletter. In consideration are (1) SPOA Board Election outcome, (2) Board and Committee Help Wanted article, (3) ATV Rules of the Road, safety concerns walking at night, ??????????. Resident ideas and submissions for articles are always accepted and appreciated!! This item will remain open.
- **New Business:**
- Possible Hiring of an Outside HOA Management Service (due to lack of volunteers for Board and Committee positions), and Dues Increase to Cover Costs Thereof – Due to monumental and seemingly insurmountable levels of apathy from residents regarding getting involved with the running of the SPOA (both for Board and Committee positions), the Board will be investigating other avenues regarding future SPOA management; specifically the hiring of an outside HOA management firm. This will most likely also mean a dues increase (note that dues in Saddleridge have not increased since the subdivision was formed). This item will remain open.

The meeting was adjourned at 7:20 PM.

Saddleridge Property Owners Association

August Treasurer's Report September 15, 2014

The August Treasurer's report includes a month-end and prior year-end Balance Sheet as well as detailed Profit and Loss Statements that compare actual experience to the budgeted income and expense projections for the month and year-to-date through August. This information is included in a format which includes the 2014 annual budget. This will help to keep the big picture in mind.

The Balance Sheet as of August 31 includes:

- Checking/Savings totaling \$96,562 and no outstanding liabilities.
- Accounts Receivable of \$(8), this negative balance represents dues paid in advance.
- Note that the December 31, 2013 statement is marked "Final". During review of accounts there was an interest income entry identified and properly recorded.

A review of the Profit and Loss report shows the monthly net loss to be \$(15) for August, this compares favorably to the budgeted net loss of \$(458). There are no unusual items to report; the difference is primarily a timing difference of the Insurance, D&O premium payment.

Year-to-date net income is \$4,163 and compares favorably to the budgeted net income of \$1,315.

As a reminder, monthly budgets can be arbitrary as foreseeing exactly when an expense will occur is difficult to predict. Therefore, our focus is primarily to manage the annual budget.

Respectfully submitted,

Sharon M. Drobeck
Treasurer

Saddleridge Property Owners Association Balance Sheets As of

	August 31, 2014	December 31, 2013
ASSETS		FINAL
Current Assets		
Checking/Savings		
Ozona CD	50,429.53	50,362.43
Ozona Checking	3,679.48	6,621.87
Ozona Money Market	42,453.02	35,423.32
Total Checking/Savings	96,562.03	92,407.62
Accounts Receivable		
Accounts Receivable	(8.00)	(16.27)
Total Current Assets	96,554.03	92,391.35
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	80,500.00	80,500.00
TOTAL ASSETS	177,054.03	172,891.35
 LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	62,067.95	57,952.05
Net Income	4,162.68	4,115.90
Total Equity	177,054.03	172,891.35
TOTAL LIABILITIES & EQUITY	177,054.03	172,891.35

Saddleridge Property Owners Association Profit & Loss Budget Performance August 2014

	<u>Aug 14</u>	<u>Budget</u>	<u>Jan - Aug 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
Clubhouse Usage Fee	0.00	25.00	275.00	300.00	500.00
HOA Dues Collected	0.00		15,051.00	14,375.00	19,580.00
Interest Assessed Fees	0.00	50.00	163.33	200.00	250.00
Interest Inc	10.26	8.00	98.50	64.00	100.00
Resale Cert. Fee	150.00	50.00	300.00	400.00	500.00
Transfer Fees	50.00	50.00	250.00	300.00	500.00
Uncategorized Income	0.00		0.00	0.00	0.00
Total Income	210.26	183.00	16,137.83	15,639.00	21,430.00
Expense					
Accounting					
Accounting-Bookkeeper	175.00	175.00	1,400.00	1,400.00	2,100.00
Total Accounting	175.00	175.00	1,400.00	1,400.00	2,100.00
Annual Septic Contract	0.00		225.00	250.00	250.00
Bank Charges					
Check Printing	0.00		0.00	75.00	75.00
Safe Deposit Box	0.00		40.00	40.00	40.00
Total Bank Charges	0.00		40.00	115.00	115.00
Clubhouse Expenses					
Cleaning	50.00	50.00	400.00	400.00	595.00
Cleaning Supplies	0.00	0.00	0.00	50.00	100.00
Furnishings	0.00	0.00	0.00	100.00	200.00
Heating and AC	0.00		453.70	75.00	150.00
Insurance	0.00		0.00		375.00
Lighting	0.00		0.00	50.00	50.00
Maintenance Labor	0.00		0.00	400.00	400.00
Misc	0.00		0.00	0.00	0.00
Outside Lighting	0.00		0.00	50.00	50.00
Pest Control	0.00		308.52	313.00	420.00

Saddleridge Property Owners Association
Profit & Loss Budget Performance
 August 2014

	<u>Aug 14</u>	<u>Budget</u>	<u>Jan - Aug 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Plumbing Repairs	0.00	75.00	0.00	150.00	250.00
Repairs	0.00	0.00	0.00	250.00	500.00
Septic Cleaning and Service	0.00		485.00		
Trash	0.00		258.72	260.00	350.00
Water softener monthly maintain	0.00	25.00	85.42	200.00	300.00
Wellhouse Expenses	0.00		0.00	50.00	100.00
Total Clubhouse Expenses	50.00	150.00	1,991.36	2,348.00	3,840.00
Dues and Subscriptions	0.00		0.00	25.00	25.00
Food for Saddleridge Meetings					
Food for Annual BBQ	0.00		311.62	550.00	550.00
Neighborhood Watch	0.00		0.00		400.00
Total Food for Saddleridge Meetings	0.00		311.62	550.00	950.00
Improvements					
Landscaping					
Entrance	0.00		0.00	200.00	400.00
Lighting	0.00		0.00	100.00	200.00
Plants	0.00		0.00	180.00	360.00
Total Landscaping	0.00		0.00	480.00	960.00
Wellhouse Improvements	0.00		0.00	100.00	100.00
Total Improvements	0.00		0.00	580.00	1,060.00
Insurance-HOA Liability	0.00		615.00	600.00	600.00
Insurance, D&O	0.00		2,445.00	2,500.00	2,500.00
Lawn Maintenance	0.00	162.00	1,623.78	1,652.00	2,300.00
Legal-Attorney Fees	0.00		0.00	500.00	1,000.00
Mailings	0.00		0.00	150.00	250.00
Miscellaneous					
ACC Office Supplies	0.00		0.00	50.00	100.00
Copying	0.00		0.00	50.00	50.00

Saddleridge Property Owners Association
Profit & Loss Budget Performance
 August 2014

	<u>Aug 14</u>	<u>Budget</u>	<u>Jan - Aug 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Legal Records	0.00		20.00	40.00	50.00
Office Supplies	0.00		201.13	50.00	50.00
Printer Cart.	0.00		0.00		100.00
Software	0.00		0.00	280.00	280.00
Website Hosting Fee	0.00		0.00		120.00
Total Miscellaneous	<u>0.00</u>		<u>221.13</u>	<u>470.00</u>	<u>750.00</u>
PEC Electricity	0.00	154.00	1,304.49	1,384.00	2,000.00
Reconciliation Discrepancies	0.00		0.00		
Taxes	0.00		1,797.77	1,800.00	1,800.00
Total Expense	<u>225.00</u>	<u>641.00</u>	<u>11,975.15</u>	<u>14,324.00</u>	<u>19,540.00</u>
Net Income	<u><u>-14.74</u></u>	<u><u>-458.00</u></u>	<u><u>4,162.68</u></u>	<u><u>1,315.00</u></u>	<u><u>1,890.00</u></u>



COMMITTEE ACTIVITY REPORT

Date: September 2014

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Fence approved for Hinch (770 Saddleridge Dr.).
Pool area enclosure approved for Campbell (210 Saddleridge Dr.).
Received request for fence from Ransone (810 Saddleridge Dr.).

Maintenance Committee

Chairperson: Open (Bo Garrett & George Graham filling in)

Nothing to report.

Landscape Committee

Chairperson: Ron Steel 392-0542

Nothing to report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

Clubhouse was rented once in August.

Neighborhood Committee

Chairperson: Cecil Gibson 847 0207

Nothing to report.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.