



**MINUTES**  
**SPOA BOARD MEETING**  
**September 21, 2015**

**Open Forum 6:30 PM**

There were no Open Forum items, although a few residents stopped by to observe the meeting and join the discussion.

**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** – Bob Eastlake submitted the Treasurer's Report for approval (via email). 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:**
  - Wanted: Neighborhood Watch Block Captain, Firewise Coordinator, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions; mainly, one Neighborhood Watch Block Captain, and a Firewise coordinator. Although there are two interested prospective volunteers (for the Block Captain and Firewise positions); Board members may be approaching residents for help with the other positions. President Bo Garrett has announced that after 5 years as president, he will be retiring due to personal and family reasons. Treasurer Phil Suckling has announced that he will soon be moving out of Saddleridge. Two residents (Rick Allen & Steve Amos) have graciously stepped up to run for a board position; so the two open positions will be covered. Dr. Bob Pyle and George Graham have agreed to run for another year. Some of the Board and Committee members have been at it for a long time (the usual Board term has historically been 2 years, although the election is for only a 1-year term). This item will remain open until some more volunteers step up.
  - Chickens in Saddleridge; The Outcome – The secret-ballot voting on the Chickens in Saddleridge proposal has ended, and the votes have been tallied. Voter turnout was impressive (a new record for Saddleridge!!), with

83% of the property owners voting. The numbers were:

Out of a possible 210 votes:

Voting “Yes” for chickens in Saddleridge – 79 votes

Voting “No” for chickens in Saddleridge – 96 votes

The voting was close (45% / 55% margin of those who voted), but the proposal did not pass. Therefore, Section 3.11 Animal Husbandry of the Saddleridge Covenants & Restrictions stands as it is currently, with poultry not being allowed.

A Chicken Proposal Committee representative was in attendance at this Board meeting, and requested information on the vote recount rules for a possible formal recount request. Links to the applicable sections of the Texas Property Code (Section 209 of Texas Residential Property Owners Protection Act, and SB 1168 revisions) were emailed to the representative.

This item will remain open.

- 2015 National Night Out Planning – The 17<sup>th</sup> National Night Out will be held on Tuesday October 6<sup>th</sup> at the Clubhouse. As usual, there will be free food and drinks for residents. Due to feedback from previous efforts, food will again be those wonderful huge Nathan’s Hot Dogs from Sam’s Club, along with chili, chips, beans, and desserts.
- New Bylaw for Covenants & Restrictions Change Process – The Chicken Proposal effort has made the Board realize that there is no formal procedure or process for changing the Covenants document. Is one needed?? The SPOA Board Secretary has done some research to see what other HOA’s are doing regarding this; and has so far found no other HOA’s with any written procedures at all regarding this. This is probably because it is up to any HOA Board to decide what needs to be done based on the particulars of each tendered request. Further research will be done, before any effort is expended to possibly develop a written process. This item will remain open.
- **New Business:**
  - Clubhouse “Private Park” Sign in Bad Shape – The Private Park sign at the Clubhouse driveway entrance is badly weathered; with faded paint and some of the vinyl letters peeling up. Options are (1) buy a new sign, (2) have the current sign restored/repainted, or (3) move the duplicate sign from up by the Clubhouse out to replace the weathered sign. This item will remain open.

The meeting was adjourned at 7:45 PM.

1:02 PM  
 09/05/15  
 Cash Basis

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through August 2015

	Jan - Aug 15	Budget
<b>Income</b>		
Assessment Increase	0.00	0.00
Clubhouse Usage Fee	275.00	225.00
HOA Dues Collected	12,327.44	840.71
Interest Assessed Fees	68.03	311.21
Interest Income	100.21	57.73
Resale Cert. Fee	350.00	800.00
Transfer Fees	450.00	800.00
TXFR from Savings	0.00	0.00
Uncategorized Income	0.00	0.00
<b>Total Income</b>	<b>13,570.68</b>	<b>3,034.65</b>
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	1,400.00	1,400.00
Accounting-CPA	0.00	0.00
Accounting - Other	0.00	0.00
<b>Total Accounting</b>	<b>1,400.00</b>	<b>1,400.00</b>
Annual Septic Contract	245.00	225.00
<b>Bank Charges</b>		
Check Printing	0.00	0.00
Safe Deposit Box	40.00	40.00
Service Charges	0.00	0.00
Bank Charges - Other	0.00	0.00
<b>Total Bank Charges</b>	<b>40.00</b>	<b>40.00</b>
CD Income Transfer	0.00	0.00
<b>Clubhouse Expenses</b>		
Cleaning	400.00	400.00
Cleaning Supplies	0.00	0.00
Drapes	0.00	1.00
Entrance Fence Repair	0.00	1.00
Entrance Sign	0.00	1.00
Fence Repair	0.00	1.00
Furnishings	0.00	0.00
Garbage Bags	0.00	0.00
Heating and AC	0.00	131.73
Lighting	0.00	0.00
Maintenance Labor	0.00	350.00
Misc	86.58	4.00
Outside Lighting	0.00	0.00
Paint	0.00	0.00
Pest Control	308.52	308.48
Repairs	0.00	0.00
Septic Cleaning and Service	0.00	0.00
Trash	243.81	254.53
Water softener monthly maintain	0.00	183.60
Wellhouse Expenses	0.00	1.00
Clubhouse Expenses - Other	0.00	0.00
<b>Total Clubhouse Expenses</b>	<b>1,038.91</b>	<b>1,637.34</b>
Clubhouse Fees	0.00	1.00
Computer Database	0.00	1.00
Contingency Fund	0.00	1.00
Dues	0.00	1.00
Dues and Subscriptions	0.00	0.00
Dues Refund	142.00	0.00
<b>Food for Saddleridge Meetings</b>		
Food for Annual BBQ	425.76	462.90
Food for Saddleridge Meetings - Other	0.00	0.00
<b>Total Food for Saddleridge Meetings</b>	<b>425.76</b>	<b>462.90</b>
<b>Improvements</b>		
Chairs	0.00	0.00
Landscaping		

1:02 PM

09/05/15

Cash Basis

**Saddleridge Property Owners Association  
Profit & Loss Budget vs. Actual  
January through August 2015**

	Jan - Aug 15	Budget
Entrance	0.00	0.00
Hardscape	0.00	0.00
Lighting	0.00	0.00
Plan	0.00	0.00
Plants	0.00	0.00
Preparation	0.00	0.00
Water	0.00	0.00
Landscaping - Other	0.00	0.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>0.00</b>
Lights	0.00	0.00
Microwave	0.00	1.00
New water softener	0.00	1.00
Other	0.00	0.00
Roof	0.00	1.00
Tables	0.00	0.00
Wellhouse Improvements	0.00	0.00
Improvements - Other	0.00	1.00
<b>Total Improvements</b>	<b>0.00</b>	<b>4.00</b>
Insurance-HOA Liability	727.00	576.00
Insurance, D&O	2,445.00	2,445.00
Lawn Maintenance	1,729.91	1,450.58
Lease of Water Equipment	0.00	1.00
Mailings	555.67	213.61
Misc	0.00	1.00
Miscellaneous		
ACC Office Supplies	0.00	1.00
Check Printing Charge	0.00	0.00
Copying	0.00	0.00
Garbage Bags	0.00	0.00
Gifts	0.00	0.00
Legal Records	0.00	90.00
Office Supplies	0.00	1.00
Plaque	0.00	1.00
Printer Cart.	0.00	1.00
Software	0.00	1.00
Website Domain	0.00	1.00
Miscellaneous - Other	0.00	0.00
<b>Total Miscellaneous</b>	<b>0.00</b>	<b>96.00</b>
Neighborhood Watch	0.00	1.00
PEC Electricity	1,267.30	1,238.94
Reconciliation Discrepancies	0.50	1.00
Reserve Fund	0.00	1.00
S. Entrance Water	0.00	1.00
Taxes	1,928.74	1,736.72
Uncategorized Expenses	0.00	1.00
Water Well Electricity	0.00	1.00
Webmaster Fees	0.00	0.00
Webpage Fees	0.00	0.00
<b>Total Expense</b>	<b>11,945.79</b>	<b>11,538.09</b>
<b>Net Income</b>	<b>1,624.89</b>	<b>-8,503.44</b>

**SPOA**  
**Balance Sheet**  
**As of August 31, 2015**

09/05/15  
Cash Basis

	<u>Aug 31, 15</u>	<u>Aug 31, 14</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Ozona CD #305501	25,275.58	25,225.09	50.49
Ozona CD #305552	25,254.89	25,204.44	50.45
Ozona Checking	11,525.01	3,517.07	8,007.94
Ozona Money Market	41,494.66	42,453.02	-958.36
<b>Total Checking/Savings</b>	<u>103,550.14</u>	<u>96,399.62</u>	<u>7,150.52</u>
<b>Accounts Receivable</b>			
Accounts Receivable	0.00	-8.00	8.00
<b>Total Accounts Receivable</b>	<u>0.00</u>	<u>-8.00</u>	<u>8.00</u>
<b>Total Current Assets</b>	<u>103,550.14</u>	<u>96,391.62</u>	<u>7,158.52</u>
<b>Other Assets</b>			
Saddleridge Property	80,500.00	80,500.00	0.00
<b>Total Other Assets</b>	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<u><b>184,050.14</b></u>	<u><b>176,891.62</b></u>	<u><b>7,158.52</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	71,601.85	62,067.95	9,533.90
Net Income	1,624.89	4,000.27	-2,375.38
<b>Total Equity</b>	<u>184,050.14</u>	<u>176,891.62</u>	<u>7,158.52</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>184,050.14</b></u>	<u><b>176,891.62</b></u>	<u><b>7,158.52</b></u>



## COMMITTEE ACTIVITY REPORT

Date: September 2015

### Architectural Committee

**Chairperson:** Rick Cardenas 847-7363

Approval for outdoor kitchen for Tim and Mickey Klapuch; 500 Saddleridge Dr.

Variance approval (due to lot water drainage issues) awaiting notarized signatures by the ACC for a storage building for Rick and Janice Allen of 758 Saddleridge Dr. Building to be slightly in front of their home, but hardly noticeable (if at all) from the street.

### 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

The 17<sup>th</sup> Saddleridge National Night Out will be on Tuesday October 6<sup>th</sup>.

Neighborhood Watch Block Captain needed for Block 3 (Saddleridge Dr. from Frontier Trl. to 635 Saddleridge Dr.).

### Website Committee

**Chairperson:** Joe Williams 847 0390

Nothing to report.

### Nomination Committee

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

Two residents have stepped up to run for a SPOA Board position for 2016; Rick Allen & Steve Amos.

### Property Owners Committee

**Chairperson:** Francis Savage 847 0955

Did not report.