



MINUTES
SPOA BOARD MEETING
September 20, 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 has been interviewing local litigation lawyers should one eventually be needed.

Update: A suitable lawyer has now been identified, has agreed to support the SPOA as needed, and has received copies of all SPOA paperwork pertaining to this violation.

This item will remain open.

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.

So far, all 4 incumbents have agreed to run for the 2022 term; plus there may be 1 or 2 additional residents who are interested in running for a

Board position. The ballot will be finalized and sent out by the end of the month.

This item will remain open.

- **New Business:**

- Enforcing Covenants Sign Ban (Section 3.10) – The SPOA Board has received resident complaints about signs being posted in yards and on fences in the neighborhood. Some of these signs are in violation of the Saddleridge Covenants Section 3.10. Although some signs are currently protected by state law (the current campaign signs for school board candidates, for example), other signs that are not protected by law should be removed. A letter will be drafted requesting compliance by property owners (including an explanation of which signs are protected and which are not), and will be sent to all residents.

This item will remain open.

The meeting was adjourned at 7:35 PM.

SPOA
Balance Sheet
As of August 31, 2021

	<u>Aug 31, 21</u>	<u>Aug 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	29,664.09	22,986.19	6,677.90
Ozona Money Market	16,728.97	16,720.60	8.37
Total Checking/Savings	<u>124,550.81</u>	<u>116,167.76</u>	<u>8,383.05</u>
Accounts Receivable			
Accounts Receivable	-877.09	-588.59	-288.50
Total Accounts Receivable	<u>-877.09</u>	<u>-588.59</u>	<u>-288.50</u>
Total Current Assets	<u>123,673.72</u>	<u>115,579.17</u>	<u>8,094.55</u>
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>204,173.72</u>	<u>196,079.17</u>	<u>8,094.55</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	-5,996.57	-3,412.31	-2,584.26
Total Equity	<u>204,173.72</u>	<u>196,079.17</u>	<u>8,094.55</u>
TOTAL LIABILITIES & EQUITY	<u>204,173.72</u>	<u>196,079.17</u>	<u>8,094.55</u>

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

	Jan - Aug 21	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	150.00	100.00
HOA Dues Collected	4,320.00	413.00
Interest Assessed Fees	16.76	84.25
Interest Income	17.49	185.58
Resale Cert. Fee	400.00	350.00
Transfer Fees	550.00	350.00
Uncategorized Income	0.00	0.03
Total Income	5,454.25	1,482.86
Expense		
Accounting		
Accounting-Bookkeeper	1,480.00	1,501.42
Total Accounting	1,480.00	1,501.42
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	1,536.12	105.51
Misc	0.00	800.31
Pest Control	389.71	205.68
Plumbing Repairs	0.00	60.28
Repairs	38.81	16.21
Septic Cleaning and Service	245.00	
Trash	309.63	343.83
Total Clubhouse Expenses	3,016.72	1,531.82
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	786.51	7.00
Landscaping - Other	0.00	115.56
Total Landscaping	786.51	122.56
Total Improvements	786.51	122.56
Insurance-HOA Liability	884.00	3,809.00
Insurance, D&O	2,355.00	
Lawn Maintenance	1,152.42	1,300.00
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

9:56 AM

09/03/21

Cash Basis

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

	<u>Jan - Aug 21</u>	<u>Budget</u>
Miscellaneous		
ACC Office Supplies	107.11	
Legal Records	26.00	
Office Supplies	40.00	
	<hr/>	
Total Miscellaneous	173.11	
PEC Electricity	1,130.73	1,145.01
Taxes	0.00	2,536.80
Web Hosting Fees	0.00	228.00
	<hr/>	<hr/>
Total Expense	11,450.82	13,438.06
	<hr/>	<hr/>
Net Ordinary Income	-5,996.57	-11,955.20
	<hr/>	<hr/>
Net Income	-5,996.57	-11,955.20
	<hr/> <hr/>	<hr/> <hr/>



COMMITTEE ACTIVITY REPORT

Date: September 2021

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved the following:

- 777 Saddleridge - Observation Tower
- 520 Canyon Gap - Well Shed
- 201 Packsaddle Pass - Culvert
- 101 Packsaddle Pass - Storage Shed
- 100 Frontier Trail - Storage Shed
- 500 Saddleridge - Carport

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced Clubhouse toilet with ADA-compliant unit (old toilet was ancient and in sad shape), and replaced the toilet water shutoff valve. Cleaned faucet aerators in both Clubhouse sinks (debris-clogged). Cleaned tape glue residue from Clubhouse baseboards (thanks to Lon H. for doing that).

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Continued regular watering of the new plants in Clubhouse front bed and at the Packsaddle Pass entrance from RR-12. Thanks to Steve A.; John S., Lon H., & Laura W. for daily watering duty to keep the new plants alive.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Clubhouse was rented twice since the last meeting. Three rental reservations scheduled for next month.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the August Board meeting minutes. Added a note to the home page asking for Board member volunteers for the next Board election.