



**MINUTES**  
**SPOA BOARD MEETING**  
**September 19, 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 18<sup>th</sup> 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.

September Update: The SPOA has begun foreclosure proceedings on the court-granted judgement lien on the property.

This item will remain open.

- Annual SPOA Board Election – The annual SPOA Board election for the 2022/2023 term is approaching. A call for Board volunteers was sent out via email on August 22, allowing a 1-month window for replies. Six residents have volunteered to run for the four Board positions. 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](mailto:invitations@mail.electionbuddy.com)) with instructions on how to vote, and a link to go to the ballot.

This item will remain open.

- **New Business:**

- SPOA Fall Picnic – Mark your calendars! The 2022 SPOA Fall Picnic is scheduled for Saturday November 12<sup>th</sup> from Noon until 2:00 PM. This will be a simple get-together with no agenda; other than to hang out with your neighbors and eat hot dogs, chips, beans, and drinks. Details will be emailed to residents as soon as they are formalized.

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.

Three reputable local outdoor lighting design & installation vendors have been identified, and each will be asked for a cost proposal for the installation of compliant lighting.

This item will remain open.

The meeting was adjourned at 7:35 PM.

**SPOA**  
**Balance Sheet**  
As of August 31, 2022

	<u>Aug 31, 22</u>	<u>Aug 31, 21</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Broadway Bank CD 7439	53,375.80	52,461.26
Broadway Bank CD 7440	26,144.45	25,696.49
Ozona Checking	30,276.25	29,568.09
Ozona Money Market	16,736.63	16,728.97
<b>Total Checking/Savings</b>	<u>126,533.13</u>	<u>124,454.81</u>
<b>Accounts Receivable</b>		
Accounts Receivable	-974.50	-877.09
<b>Total Accounts Receivable</b>	<u>-974.50</u>	<u>-877.09</u>
<b>Other Current Assets</b>		
Undeposited Funds	96.00	96.00
<b>Total Other Current Assets</b>	<u>96.00</u>	<u>96.00</u>
<b>Total Current Assets</b>	125,654.63	123,673.72
<b>Other Assets</b>		
Saddleridge Property	80,500.00	80,500.00
<b>Total Other Assets</b>	<u>80,500.00</u>	<u>80,500.00</u>
<b>TOTAL ASSETS</b>	<u><b>206,154.63</b></u>	<u><b>204,173.72</b></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	102,692.44	99,346.89
Net Income	-7,361.21	-5,996.57
<b>Total Equity</b>	<u>206,154.63</u>	<u>204,173.72</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>206,154.63</b></u>	<u><b>204,173.72</b></u>

## Saddleridge Property Owners Association

## Profit &amp; Loss Budget vs. Actual

January through August 2022

09/01/22

Cash Basis

	Jan - Aug 22	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Clubhouse Usage Fee	300.00	50.00
HOA Dues Collected	5,064.02	96.00
Interest Assessed Fees	91.39	65.78
Interest Income	16.52	20.19
Resale Cert. Fee	450.00	450.00
Transfer Fees	604.00	350.00
<b>Total Income</b>	<b>6,525.93</b>	<b>1,031.97</b>
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	1,800.00	1,512.20
<b>Total Accounting</b>	<b>1,800.00</b>	<b>1,512.20</b>
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
<b>Total Bank Charges</b>	<b>40.00</b>	<b>40.00</b>
<b>Clubhouse Expenses</b>		
Cleaning	0.00	150.00
Heating and AC	0.00	215.00
Insurance	0.00	0.00
Pest Control	340.98	189.44
Repairs	0.00	214.68
Septic Cleaning and Service	275.00	370.00
Trash	468.57	469.89
<b>Total Clubhouse Expenses</b>	<b>1,084.55</b>	<b>1,609.01</b>
Food for Saddleridge Meetings	270.40	
<b>Improvements</b>		
<b>Landscaping</b>		
Entrance	0.00	2,126.91
Lighting	0.00	926.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>3,052.91</b>
<b>Total Improvements</b>	<b>0.00</b>	<b>3,052.91</b>
Insurance-HOA Liability	945.00	842.00
Insurance, D&O	2,467.00	2,243.00
Lawn Maintenance	910.00	1,320.00
Legal-Attorney Fees	5,146.97	
<b>Mailings</b>		
Box 924	0.00	0.00
Mailings - Other	14.76	20.85
<b>Total Mailings</b>	<b>14.76</b>	<b>20.85</b>
<b>Miscellaneous</b>		
ACC Office Supplies	0.00	0.00
Office Supplies	94.35	0.00
Miscellaneous - Other	0.00	6.05
<b>Total Miscellaneous</b>	<b>94.35</b>	<b>6.05</b>
PEC Electricity	1,114.11	907.41
Taxes	0.00	0.00
Web Hosting Fees	0.00	90.85
<b>Total Expense</b>	<b>13,887.14</b>	<b>11,644.28</b>
<b>Net Ordinary Income</b>	<b>-7,361.21</b>	<b>-10,612.31</b>
<b>Net Income</b>	<b>-7,361.21</b>	<b>-10,612.31</b>



## COMMITTEE ACTIVITY REPORT

Date: September 2022

### Architectural Committee

**Chairperson:** Laura Wondercheck 210-501-2854

Approved mailbox and fence for 815 Saddleridge Dr.

Approved a temporary RV placement during completion of house construction at 738 Saddleridge Dr. RV to be removed by Sept. 30.

Contacted owners of 620 Saddleridge Dr. advising the need to install a compliant mailbox.

### 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 four times since the last Board meeting. One more rental is scheduled for Sept.

### Website Committee

**Chairperson:** Joe Williams 512-750-4274

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