



MINUTES
SPOA BOARD MEETING
September 18, 2023

Open Forum 6:30 PM

▪ Two residents, Tom Campbell and Mike Crusham, stopped by to give the Board an update on their Christmas decoration project for the Saddleridge entrances this year. Some years back, Saddleridge had a number of reusable decorations stored at the Clubhouse, plus a group of residents who did the actual decorating work. However, the decorations got old and decrepit, and some were stolen while displayed at the entrances; so Christmas decorating has fallen by the wayside in recent years.

The plan includes some lighted decorations at the south entrance where electricity is available, and non-lighted decorations at the west entrance. A budget was approved by the Board; and the project is moving forward. One of the Saddleridge ACC members in attendance, Patsy Reams, also volunteered to help out with the project. Other volunteers may be needed as the holiday season approaches.

▪ Mike Crusham also updated the Board on the emergency access gate project (gate to be possibly located at the Mission Trail Cul-de-sac; reference the August Minutes for further details). Note that this was tried once before, but an agreement between Hays County and Needmore Ranch was not reached.

Mike, along with residents Marian Cones and Pete Eagan, met with Hays County Office of Emergency Services manager Mike Jones on August 28th. They presented the current situation and got him up to date on what has happened up to now. Mike Jones and his team plan to visit Saddleridge in the next two weeks and survey the situation with the Mission Trail Cul-de-sac, and also explore possible alternative routes in and out of Saddleridge for emergency purposes. It will take three to four weeks before we hear back from Mr. Jones. It was made clear that the intention was for emergency entrance and exit only; and not to increase daily traffic in and out of Saddleridge.

▪ A resident attended to ask about holding for-profit dance / yoga instruction classes at the Clubhouse, but with a waiver of the usual Clubhouse rental fees. The Board asked for further info on this before consideration or decision can be made.

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.
- **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.

September 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 has ended; 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:**

- Annual SPOA Board Election – The annual SPOA Board election for the 2023/2024 term is approaching. A call for Board volunteers was sent out via email on September 5th, with a deadline of September 22nd for replies. As with last year’s election, 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) with instructions on how to vote, and a link to go to the ballot.

This item will remain open.

- ACC Volunteers Needed – Two open positions on the Saddleridge Architectural Committee needed to be filled. A request for volunteers was emailed to residents on August 27; and eight property owners volunteered for the two open positions. The two residents chosen by the SPOA Board were Brad Thompson and Clint Abell.

The Board wishes to thank outgoing ACC members Krista Reynolds and Amy Shanks for their service to Saddleridge.

This item will be closed.

The meeting was adjourned at 7:25 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

As of August 31, 2023

	<u>Aug 31, 2023</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	28,691.73
Ozona Money Market	16,794.77
Broadway Bank CD 7439	53,703.17
Broadway Bank CD 7440	26,304.82
Total Checking/Savings	<u>125,494.49</u>
Accounts Receivable	
Accounts Receivable	0.00
Total Accounts Receivable	<u>0.00</u>
Total Current Assets	125,494.49
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>213,645.49</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	(8,475.67)
Total Equity	<u>213,511.49</u>
TOTAL LIABILITIES & EQUITY	<u>213,645.49</u>

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
year-to-date through August 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>Aug 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	\$ -	\$ -	\$ 50.00	\$ 450.00
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	\$ 224.48	\$ 306.11
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>\$ 274.48</u>	<u>\$ 5,805.12</u>
Expense									
Accounting									
Accounting-Bookkeeper	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ 200.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 1,460.00
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>\$ 220.00</u>	<u>\$ 1,460.00</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>\$ -</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	\$ -	\$ -	\$ 119.08	\$ 357.24
Trash	\$ -	\$ 192.46	\$ -	\$ -	\$ 192.46	\$ -	\$ -	\$ 221.32	\$ 606.24
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>\$ 340.40</u>	<u>\$ 6,026.49</u>
Electricity - PEC	\$ 142.00	\$ 194.00	\$ 141.00	\$ 131.00	\$ 129.00	\$ 130.00	\$ 134.00	\$ 161.00	\$ 1,162.00
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	\$ 200.00	\$ 1,240.00
Legal - Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ 245.00	\$ -	\$ 175.00	\$ -	\$ 420.00
Miscellaneous Expenses									
ACC Office Supplies	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118.28	\$ 218.28
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>\$ 118.28</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>\$ 1,039.68</u>	<u>\$ 14,280.79</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>\$ (765.20)</u>	<u>\$ (8,475.67)</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 August 2023

	<u>Jan - Aug 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Clubhouse Usage Fee	\$ 75.00	\$ 300.00	\$ (225.00)	25.0%
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	\$ 450.00	\$ 450.00	\$ -	100.0%
Transfer Fees	\$ 200.00	\$ 604.00	\$ (404.00)	33.11%
Interest Income	\$ 306.11	\$ 17.23	\$ 288.88	1,776.61%
Uncategorized Income	\$ 17.28	\$ -	\$ 17.28	100.0%
Total Income	<u>\$ 5,805.12</u>	<u>\$ 6,258.23</u>	<u>\$ (453.11)</u>	<u>92.76%</u>
Expense				
Accounting				
Accounting-Bookkeeper	\$ 1,460.00	\$ 1,800.00	\$ (340.00)	81.11%
Total Accounting	<u>\$ 1,460.00</u>	<u>\$ 1,800.00</u>	<u>\$ (340.00)</u>	<u>81.11%</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	\$ 357.24	\$ 340.98	\$ 16.26	104.77%
Repairs	\$ -	\$ 150.00	\$ (150.00)	0.0%
Septic Cleaning and Service	\$ -	\$ 275.00	\$ (275.00)	0.0%
Trash	\$ 606.24	\$ 570.00	\$ 36.24	106.36%
Total Clubhouse Expenses	<u>\$ 6,026.49</u>	<u>\$ 1,335.98</u>	<u>\$ 4,690.51</u>	<u>451.09%</u>
Electricity - PEC	\$ 1,162.00	\$ 1,114.11	\$ 47.89	104.3%
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	\$ 1,240.00	\$ 910.00	\$ 330.00	136.26%
Legal-Attorney Fees	\$ 420.00	\$ 1,925.00	\$ (1,505.00)	21.82%
Miscellaneous Expenses				
ACC Office Supplies	\$ 218.28	\$ -	\$ 218.28	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>\$ 230.42</u>	<u>\$ 94.35</u>	<u>\$ 136.07</u>	<u>244.22%</u>
Post Office Box	\$ -	\$ -	\$ -	0.0%
Postage and Delivery	\$ 53.25	\$ 14.76	\$ 38.49	360.77%
Taxes - Property	\$ -	\$ -	\$ -	0.0%
Total Expense	<u>\$ 14,280.79</u>	<u>\$ 10,916.20</u>	<u>\$ 3,364.59</u>	<u>130.82%</u>
Net Income	<u>\$ (8,475.67)</u>	<u>\$ (4,657.97)</u>	<u>\$ (3,817.70)</u>	<u>181.96%</u>

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COMMITTEE ACTIVITY REPORT

Date: September 2023

Architectural Committee

Chairperson: Open

In August and September the following were approved:

320 Frontier Trail - two sheds, and a variance for location of the sheds.

815 Saddleridge - new home and pool.

632 Saddleridge - small home office building.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Checked the Clubhouse AC system for issues due to it not cooling very well. System is leaking (has had a slow leak for years, and R-22 is now getting ridiculously expensive), and the compressor is getting weak. Requested estimates for replacing the system.

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Did not report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Added the previous approved Board meeting minutes to website documents list.

Replaced the previous month's Board meeting notice with the current version on the website.

Maintain Saddleridge.com email addresses.