



**MINUTES**  
**SPOA BOARD MEETING**  
**October 20, 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:**
  - New Candidates for Next SPOA Board Election – The SPOA Board had one resident (count 'em; one) officially step up to run in the upcoming Board election; Phil Suckling). And, of course, he was elected; along with the other three incumbents!! 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 be closed for now, but may be re-opened next year if nobody steps up for our abundance of open Committee positions.
  - 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 be closed for now, but may be reopened if further info becomes available.

- National Night Out; Agenda & Food – The annual National Night Out gathering was held 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). About 90 residents attended, along with reps from the Hays County Sheriff's Department and Fire Department. This item will be closed.
  - 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, (4) safety concerns walking at night, (5) a "Speeder's Profile" of a chronic speeder in the area, and (6) ????????. Resident ideas and submissions for articles are always accepted and appreciated!! This item will remain open.
  - 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 was investigating other avenues regarding future SPOA management; specifically the hiring of an outside HOA management firm. This would most likely also mean a dues increase (note that dues in Saddleridge have not increased since the subdivision was formed). However, this option has been deemed not feasible for now. This item will be closed, but may be reopened if nobody steps up for our abundance of open Committee positions.
- **New Business:**
    - There was no New Business.

The meeting was adjourned at 7:10 PM.

# Saddleridge Property Owners Association

## September Treasurer's Report October 20, 2014

The September 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 September. 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 September 30 includes:

- Checking/Savings totaling \$95,863 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 \$(537) for September, this compares favorably to the budgeted net loss of \$(897). There are no unusual items to report; the difference is primarily a timing differences.

Year-to-date net income is \$3,464 and compares favorably to the budgeted net income of \$418. The favorable results on a year-to-date basis are primarily due to repairs, maintenance and improvements, that although budgeted for, the need for such never materialized.

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

	<b>September 30, 2014</b>	<b>December 31, 2013</b>
<b>ASSETS</b>		FINAL
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Ozona CD	50,438.09	50,362.43
Ozona Checking	2,968.43	6,621.87
Ozona Money Market	42,456.51	35,423.32
<b>Total Checking/Savings</b>	95,863.03	92,407.62
<b>Accounts Receivable</b>		
Accounts Receivable	(8.00)	(16.27)
<b>Other Current Assets</b>		
Other Receivables	-	-
<b>Total Other Current Assets</b>	0.00	0.00
<b>Total Current Assets</b>	95,855.03	92,391.35
<b>Other Assets</b>		
Saddleridge Property	80,500.00	80,500.00
<b>Total Other Assets</b>	80,500.00	80,500.00
<b>TOTAL ASSETS</b>	<b>176,355.03</b>	<b>172,891.35</b>
 <b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	62,067.95	57,952.05
Net Income	3,463.68	4,115.90
<b>Total Equity</b>	176,355.03	172,891.35
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>176,355.03</b>	<b>172,891.35</b>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget Performance**  
 September 2014

	<u>Sep 14</u>	<u>Budget</u>	<u>Jan - Sep 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
Clubhouse Usage Fee	75.00	25.00	350.00	325.00	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	250.00	250.00
Interest Inc	12.19	9.00	110.69	73.00	100.00
Resale Cert. Fee	100.00	50.00	400.00	450.00	500.00
Transfer Fees	100.00	50.00	350.00	350.00	500.00
Uncategorized Income	0.00		0.00	0.00	0.00
<b>Total Income</b>	<b>287.19</b>	<b>184.00</b>	<b>16,425.02</b>	<b>15,823.00</b>	<b>21,430.00</b>
<b>Expense</b>					
<b>Accounting</b>					
Accounting-Bookkeeper	175.00	175.00	1,575.00	1,575.00	2,100.00
<b>Total Accounting</b>	<b>175.00</b>	<b>175.00</b>	<b>1,575.00</b>	<b>1,575.00</b>	<b>2,100.00</b>
<b>Annual Septic Contract</b>	<b>0.00</b>		<b>225.00</b>	<b>250.00</b>	<b>250.00</b>
<b>Bank Charges</b>					
Check Printing	0.00		0.00	75.00	75.00
Safe Deposit Box	0.00		40.00	40.00	40.00
<b>Total Bank Charges</b>	<b>0.00</b>		<b>40.00</b>	<b>115.00</b>	<b>115.00</b>
<b>Clubhouse Expenses</b>					
Cleaning	50.00	50.00	450.00	450.00	595.00
Cleaning Supplies	14.00	25.00	14.00	75.00	100.00
Furnishings	0.00	0.00	0.00	100.00	200.00
Heating and AC	0.00	75.00	453.70	150.00	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

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September 2014

	<u>Sep 14</u>	<u>Budget</u>	<u>Jan - Sep 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Plumbing Repairs	0.00		0.00	150.00	250.00
Repairs	0.00	125.00	0.00	375.00	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	225.00	300.00
Wellhouse Expenses	0.00		0.00	50.00	100.00
<b>Total Clubhouse Expenses</b>	<b>64.00</b>	<b>300.00</b>	<b>2,055.36</b>	<b>2,648.00</b>	<b>3,840.00</b>
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
<b>Total Food for Saddleridge Meetings</b>	<b>0.00</b>		<b>311.62</b>	<b>550.00</b>	<b>950.00</b>
Improvements					
Landscaping					
Entrance	0.00	100.00	0.00	300.00	400.00
Lighting	0.00	50.00	0.00	150.00	200.00
Plants	0.00	90.00	0.00	270.00	360.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>240.00</b>	<b>0.00</b>	<b>720.00</b>	<b>960.00</b>
Wellhouse Improvements	0.00		0.00	100.00	100.00
<b>Total Improvements</b>	<b>0.00</b>	<b>240.00</b>	<b>0.00</b>	<b>820.00</b>	<b>1,060.00</b>
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	162.38	162.00	1,948.54	1,814.00	2,300.00
Legal-Attorney Fees	0.00		0.00	500.00	1,000.00
Mailings	6.49		6.49	150.00	250.00
Miscellaneous					
ACC Office Supplies	0.00	50.00	0.00	100.00	100.00
Copying	0.00		0.00	50.00	50.00

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 September 2014

	<u>Sep 14</u>	<u>Budget</u>	<u>Jan - Sep 14</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Legal Records	5.00		25.00	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	119.40		119.40		120.00
<b>Total Miscellaneous</b>	<u>124.40</u>	<u>50.00</u>	<u>345.53</u>	<u>520.00</u>	<u>750.00</u>
PEC Electricity	291.54	154.00	1,596.03	1,538.00	2,000.00
Reconciliation Discrepancies	0.00		0.00		
Taxes	0.00		1,797.77	1,800.00	1,800.00
<b>Total Expense</b>	<u>823.81</u>	<u>1,081.00</u>	<u>12,961.34</u>	<u>15,405.00</u>	<u>19,540.00</u>
<b>Net Income</b>	<u><u>-536.62</u></u>	<u><u>-897.00</u></u>	<u><u>3,463.68</u></u>	<u><u>418.00</u></u>	<u><u>1,890.00</u></u>



## COMMITTEE ACTIVITY REPORT

Date: October 2014

### Architectural Committee

Chairperson: Rick Cardenas 847-7363

Nothing to report.

### Maintenance Committee

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

Nothing to report.

### Landscape Committee

Chairperson: Ron Steel 392-0542

Saddle Ridge has earned a 10 year anniversary award for being a Firewise-designated community. Firewise will be mailing us the info.

Ron will be retiring soon as the designated Firewise coordinator; so a volunteer is needed to fill this spot.

### Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

Clubhouse was rented twice in September.

### Neighborhood Committee

Chairperson: Cecil Gibson 847 0207

The 2014 NNO event was deemed a success, with about 90 residents attending.

### 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.