



MINUTES
SPOA BOARD MEETING
October 17, 2016

Open Forum 6:30 PM

There were no Open Forum issues, but our new Neighborhood Watch Coordinator (Sheryl Martin) stopped by to meet the Board and talk about her new role in Saddleridge.

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** – Steve Amos 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:**
 - Wanted: Neighborhood Watch Coordinator & Block Captain, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions. Research is ongoing to see if any of the current committees are no longer needed (such as the Nomination Committee). This item will remain open until some more volunteers step up.
 - Revising Section 8.02 (Amendments) of the Saddleridge Covenants to correspond to the Texas HOA law standard (Sec. 209.0041 of the Texas Residential Property Owners Protection Act), and to clarify the confusing language currently within this Section – Due to numerous comments and concerns from residents regarding the small number of votes required to amend the Saddleridge Covenants & Restrictions document (currently only a simple majority of those who actually vote on a change proposal), the Board is researching a possible revision to the Covenants to go back to the widely-accepted norm of requiring a minimum of a 67% voter turnout for any change proposal vote to be valid. This is a very common rule for HOA's, corporations, government entities, and others that rely on a set of governing documents. We are not considering a 67% super-majority (like would be required to amend the U.S. Constitution); but rather a 67% simple majority to ensure that

any proposed change will be well-thought-out, discussed, and debated thoroughly before any vote is authorized.

This proposal will of course require a vote of Saddleridge property owners.

Update: The ballot packages were mailed out on September 23rd. Residents have until October 25 to return their completed ballots. This item will remain open.

- Rocks at the End of Mission Trail Have Been Moved Again – The barriers at the end of Mission Trail have been moved once again, allowing access to Fulton Ranch Road; but this time only enough for motorcycles to pass. This of course results in strangers cutting through Saddleridge on their way to wherever. The Board purchased 4 large stone blocks to shore up the rock blockades already there. However, this turned out to be only a short-term remedy; as the perpetrators then moved down a few feet and made a new path by cutting the fence and clearing the cedar scrub. This new path was plugged with more rocks thanks to resident John Koenreich, his tractor, and his large supply of yard rocks. The perps then did it again a few feet down from the previous incursion. The two people doing this were identified, and a complaint was filed with the Hays County Sheriff. Note that even after intervention by the Deputies, one of the previous trespassers is still cutting through the area, only this time through a resident's private property.

Update: We are still waiting on the County to install a guardrail at the end of the cul-de-sac as soon as a crew is available. This blockade should hopefully slow down the cut-through traffic. We ask residents to keep an eye out, and call the Deputies if you see anyone coming from that area that doesn't look "Saddleridge" (so far, it has been ratty small motorbikes without any license tags). This item will remain open.

- 2016 National Night Out – The 18th Annual National Night Out was held on Tuesday October 4th from 6PM to 8PM at the Clubhouse. As usual, there were free food and drinks for attendees. Food was those wonderful huge Nathan's Hot Dogs from Sam's Club, along with chili, chips, beans, and desserts. Our new Neighborhood Watch Coordinator, Sheryl Martin, lined up a flag ceremony performed by local Girl Scouts; and a fire truck was on display out front. About 120 hot dogs were consumed, and the leftovers were donated to the Southside Community Shelter in San Marcos.

- **New Business:**

- Cloud Storage for SPOA Documents – Request from ACC – The Saddleridge ACC is looking into a way to store their ACC-related documents, and suggested renting some "cloud" storage space. Due to the cost of cloud storage, and the limited amount of files generated by the ACC, they decided to simply purchase a flash drive for file storage. If this doesn't work out to their satisfaction, this item may be reopened later on. This item will now be closed.

The meeting was adjourned at 7:20 PM.

10/01/16
Cash Basis

SPOA
Balance Sheet
As of September 30, 2016

| | <u>Sep 30, 16</u> | <u>Sep 30, 15</u> | <u>\$ Change</u> |
|---------------------------------------|--------------------------|--------------------------|-------------------------|
| ASSETS | | | |
| Current Assets | | | |
| Checking/Savings | | | |
| Ozona CD #305501 | 25,330.63 | 25,279.87 | 50.76 |
| Ozona CD #305552 | 25,309.88 | 25,259.18 | 50.70 |
| Ozona Checking | 9,168.69 | 10,859.12 | -1,690.43 |
| Ozona Money Market | 41,539.71 | 41,498.07 | 41.64 |
| Total Checking/Savings | <u>101,348.91</u> | <u>102,896.24</u> | <u>-1,547.33</u> |
| Accounts Receivable | | | |
| Accounts Receivable | -200.00 | 0.00 | -200.00 |
| Total Accounts Receivable | <u>-200.00</u> | <u>0.00</u> | <u>-200.00</u> |
| Total Current Assets | <u>101,148.91</u> | <u>102,896.24</u> | <u>-1,747.33</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>181,648.91</u> | <u>183,396.24</u> | <u>-1,747.33</u> |
| LIABILITIES & EQUITY | | | |
| Equity | | | |
| Opening Balance Equity | 110,823.40 | 110,823.40 | 0.00 |
| Retained Earnings | 79,463.24 | 71,601.85 | 7,861.39 |
| Net Income | -8,637.73 | 970.99 | -9,608.72 |
| Total Equity | <u>181,648.91</u> | <u>183,396.24</u> | <u>-1,747.33</u> |
| TOTAL LIABILITIES & EQUITY | <u>181,648.91</u> | <u>183,396.24</u> | <u>-1,747.33</u> |

4:34 PM

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through September 2016

10/01/16

Cash Basis

| | Jan - Sep 16 | Budget | \$ Over Budget |
|--|------------------|-----------------|------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Clubhouse Usage Fee | 400.00 | 350.00 | 50.00 |
| HOA Dues Collected | 11,232.00 | 192.00 | 11,040.00 |
| Interest Assessed Fees | 61.72 | 9.00 | 52.72 |
| Interest Income | 115.01 | 108.00 | 7.01 |
| Resale Cert. Fee | 300.00 | 400.00 | -100.00 |
| Transfer Fees | 250.00 | 350.00 | -100.00 |
| Total Income | 12,358.73 | 1,409.00 | 10,949.73 |
| Expense | | | |
| Accounting | | | |
| Accounting-Bookkeeper | 1,575.00 | 1,575.00 | 0.00 |
| Total Accounting | 1,575.00 | 1,575.00 | 0.00 |
| Annual Septic Contract | 0.00 | 245.00 | -245.00 |
| Bank Charges | | | |
| Safe Deposit Box | 40.00 | 40.00 | 0.00 |
| Service Charges | 5.00 | | |
| Total Bank Charges | 45.00 | 40.00 | 5.00 |
| Clubhouse Expenses | | | |
| Cleaning | 450.00 | 450.00 | 0.00 |
| Cleaning Supplies | 12.10 | 50.00 | -37.90 |
| Heating and AC | 0.00 | 500.00 | -500.00 |
| Insurance | 373.70 | | |
| Lighting | 14.05 | | |
| Misc | 287.41 | | |
| Pest Control | 308.52 | 308.52 | 0.00 |
| Septic Cleaning and Service | 245.00 | 485.00 | -240.00 |
| Trash | 265.28 | 258.72 | 6.56 |
| Wellhouse Expenses | 82.78 | | |
| Clubhouse Expenses - Other | 4,200.00 | | |
| Total Clubhouse Expenses | 6,238.84 | 2,052.24 | 4,186.60 |
| Food for Saddleridge Meetings | | | |
| Food for Annual BBQ | 468.53 | 450.00 | 18.53 |
| Total Food for Saddleridge Meetings | 468.53 | 450.00 | 18.53 |
| Improvements | | | |
| Landscaping | | | |
| Lighting | 103.88 | | |
| Landscaping - Other | 3,943.20 | | |
| Total Landscaping | 4,047.08 | | |
| Other | 0.00 | 200.00 | -200.00 |
| Total Improvements | 4,047.08 | 200.00 | 3,847.08 |
| Insurance-HOA Liability | 727.00 | 730.00 | -3.00 |
| Insurance, D&O | 3,057.00 | 2,445.00 | 612.00 |
| Lawn Maintenance | 1,299.04 | 1,948.54 | -649.50 |
| Legal-Attorney Fees | 0.00 | 325.00 | -325.00 |
| Mailings | 56.40 | 315.00 | -258.60 |
| Miscellaneous | | | |
| Legal Records | 0.00 | 65.00 | -65.00 |
| Office Supplies | 24.00 | 210.00 | -186.00 |
| Printer Cart. | 0.00 | 60.00 | -60.00 |
| Software | 264.95 | | |
| Website Domain | 0.00 | 60.00 | -60.00 |
| Website Hosting Fee | 179.40 | 180.00 | -0.60 |
| Total Miscellaneous | 468.35 | 575.00 | -106.65 |

4:34 PM
10/01/16
Cash Basis

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
January through September 2016

| | <u>Jan - Sep 16</u> | <u>Budget</u> | <u>\$ Over Budget</u> |
|------------------------------|---------------------|-------------------|-----------------------|
| PEC Electricity | 1,042.96 | 1,596.03 | -553.07 |
| Reconciliation Discrepancies | 0.00 | 0.00 | 0.00 |
| Taxes | 1,971.26 | 2,000.00 | -28.74 |
| Webpage Fees | 0.00 | 119.40 | -119.40 |
| Total Expense | 20,996.46 | 14,616.21 | 6,380.25 |
| Net Ordinary Income | -8,637.73 | -13,207.21 | 4,569.48 |
| Net Income | -8,637.73 | -13,207.21 | 4,569.48 |



COMMITTEE ACTIVITY REPORT

Date: October 2016

Architectural Committee

Chairperson: Rick Cardenas 847-7363

- 400 Packsaddle Pass: Alan and Valerie Nies. Approval for revised stone fence, west property line and partial north property line.
- 321 Packsaddle Pass: Bobby and Lisa Doherty. New residence approval.
- 411 Packsaddle pass: Jim and Marylou Melton. Approval for backyard fence enclosing swimming pool.

Maintenance Committee

Chairperson: Bo Garrett 512-496-8358

Overgrown shrubs in front of the Clubhouse were trimmed back before the NNO event. The Clubhouse sign by the sidewalk was washed (mold & lichen growing on it).

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

No Clubhouse rentals in September; two rentals scheduled for the remainder of October.

Neighborhood Watch Committee

Chairperson: Sheryl Martin 559-779-5510

Block Captains still needed for Blocks 1, 3, & 9. Backup Watch Coordinator also needed. Quarterly Block Captain meetings have been set up.

Website Committee

Chairperson: Joe Williams 512-750-4274

Nothing to report.

Nomination Committee

Chairperson: Open

Did not report.

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.