



**MINUTES**  
**SPOA BOARD MEETING**  
**October 18, 2021**

**Open Forum 6:30 PM**

One property owner stopped by to get clarification on, and Board members' interpretation of, a few particular sections of the Saddleridge Covenants.

**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 now in process for one property regarding continued violation of certain ACC rules. The first step in the legal process (a Certified letter as mandated by the Texas Property Code) has been delivered.  
This item will remain open.
  - Annual SPOA Board Election -- The annual SPOA Board election for the 2021/2022 term is in progress. A call for Board volunteers was sent out via email August 18th, allowing a 1-month window for replies. Five residents stepped up to run for a position. Election ballots were distributed electronically to residents at the end of September; including an option to email a completed ballot (scanned or photo'ed) to save postage.  
Due to very few ballots being returned during the first 2 weeks of voting, an email was sent to residents outlining what happens if a voting quorum is not reached during the election. After that email, voting increased substantially. Election results will be announced after the October 30th annual Board meeting.  
This item will remain open.
  - Enforcing Covenants Sign Ban (Section 3.10) – The SPOA Board received resident complaints about signs being posted in yards and on fences in the neighborhood. Some of these signs were in violation of the

Saddleridge Covenants Section 3.10. Although some signs are 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 was sent to property owners via email, including an explanation of which signs are protected and which are not, asking to please comply with the sign Covenant. Non-compliant signs have since been removed by the property owners.

This item will now be closed.

- **New Business:**

There was no new business.

The meeting was adjourned at 7:45 PM.

**SPOA**  
**Balance Sheet**  
As of September 30, 2021

	<u>Sep 30, 21</u>	<u>Sep 30, 20</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
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	25,398.91	22,065.00	3,333.91
Ozona Money Market	16,729.66	16,721.29	8.37
<b>Total Checking/Savings</b>	120,286.32	115,247.26	5,039.06
<b>Accounts Receivable</b>			
Accounts Receivable	-877.09	-588.59	-288.50
<b>Total Accounts Receivable</b>	-877.09	-588.59	-288.50
<b>Total Current Assets</b>	119,409.23	114,658.67	4,750.56
<b>Other Assets</b>			
Saddleridge Property	80,500.00	80,500.00	0.00
<b>Total Other Assets</b>	80,500.00	80,500.00	0.00
<b>TOTAL ASSETS</b>	<b><u>199,909.23</u></b>	<b><u>195,158.67</u></b>	<b><u>4,750.56</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	99,346.89	88,668.08	10,678.81
Net Income	-10,261.06	-4,332.81	-5,928.25
<b>Total Equity</b>	199,909.23	195,158.67	4,750.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>199,909.23</u></b>	<b><u>195,158.67</u></b>	<b><u>4,750.56</u></b>

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

	Jan - Sep 21	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Clubhouse Usage Fee	275.00	100.00
HOA Dues Collected	4,320.00	413.00
Interest Assessed Fees	16.76	84.25
Interest Income	19.35	188.34
Resale Cert. Fee	400.00	400.00
Transfer Fees	600.00	350.00
Uncategorized Income	0.00	0.03
<b>Total Income</b>	5,631.11	1,535.62
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	1,639.40	1,686.42
<b>Total Accounting</b>	1,639.40	1,686.42
<b>Annual Septic Contract</b>	0.00	245.00
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
Service Charges	0.00	10.48
<b>Total Bank Charges</b>	40.00	50.48
<b>Clubhouse Expenses</b>		
Cleaning	84.29	100.00
Cleaning Supplies	0.00	32.45
Furnishings	379.21	162.31
Garbage Bags	33.95	
Insurance	373.10	373.10
Maintenance Labor	1,536.12	105.51
Misc	0.00	800.31
Pest Control	389.71	308.52
Plumbing Repairs	252.77	60.28
Repairs	38.81	224.32
Septic Cleaning and Service	245.00	
Trash	309.63	343.83
<b>Total Clubhouse Expenses</b>	3,642.59	2,510.63
<b>Food for Saddleridge Meetings</b>		
Food for Annual BBQ	218.55	903.33
Neighborhood Watch	0.00	0.00
<b>Total Food for Saddleridge Meetings</b>	218.55	903.33
<b>Improvements</b>		
<b>Landscaping</b>		
Entrance	786.51	7.00
Landscaping - Other	0.00	215.56
<b>Total Landscaping</b>	786.51	222.56
<b>Total Improvements</b>	786.51	222.56
<b>Insurance-HOA Liability</b>	884.00	3,809.00
Insurance, D&O	2,355.00	
Lawn Maintenance	1,457.42	1,300.00
Legal-Attorney Fees	3,100.45	
<b>Mailings</b>		
Box 924	0.00	0.00
Mailings - Other	331.88	55.00
<b>Total Mailings</b>	331.88	55.00
<b>Misc</b>	0.00	9.64

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

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	<u>Jan - Sep 21</u>	<u>Budget</u>
Miscellaneous		
ACC Office Supplies	107.11	
Legal Records	26.00	
Office Supplies	40.00	
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Total Miscellaneous	173.11	
PEC Electricity	1,263.26	1,283.91
Taxes	0.00	2,536.80
Web Hosting Fees	0.00	228.00
	<hr/>	<hr/>
Total Expense	15,892.17	14,840.77
Net Ordinary Income	<hr/>	<hr/>
	-10,261.06	-13,305.15
Net Income	<hr/>	<hr/>
	<b>-10,261.06</b>	<b>-13,305.15</b>



## COMMITTEE ACTIVITY REPORT

Date: October 2021

### Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved the following: 300 Packsaddle Pass - Fence  
632 Saddleridge – New home & casita  
201 Saddleridge – Water collection tank

### Maintenance Committee

Chairperson: George Graham 903-449-2977

Plan to replace the “Private Park” sign by the Clubhouse driveway entrance.

### Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

### Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Had one 2-day Clubhouse rental since the last Board meeting. Three rentals are scheduled for the remainder of October. No rentals yet scheduled for November.  
A new backup person for the Clubhouse Committee has volunteered! Please welcome Amy Shanks into the fold. Thanks also to outgoing backup person Cathy Soden for her many years of service to Saddleridge.

### Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the September Board meeting minutes. Added the Board Election ballot to the web site, with a link added to the Home Page. Removed the Clubhouse backup person from the Committee roster.