



MINUTES
SPOA BOARD MEETING
October 17, 2022

Open Forum 6:30 PM

As there were no Open Forum items, the meeting was started early.

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 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. 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/October 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 underway. A call for Board volunteers was sent out via email on August 22, allowing a 1-month window for replies. Five residents volunteered to run for the four Board positions. This year the election is being 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 were distributed from ElectionBuddy via email to residents on October 5th with instructions on how to vote, and a link to go to the ballot. An automated reminder will be sent on October 19 to those who have not yet voted. Voting will end on October 29th.

This item will remain open.

- SPOA Fall Picnic –The 2022 SPOA Fall Picnic is scheduled for Saturday November 12th 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 grilled hot dogs, chips, beans, and drinks. A reminder will be emailed to residents in early November.

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.

Four reputable local outdoor lighting design & installation vendors have been identified and contacted; and each was asked for a cost proposal for the design and installation of compliant lighting. So far, only two of the vendors have replied. Discussions are in progress with those two vendors.

This item will remain open.

- **New Business:**

- No New Business

The meeting was adjourned at 7:05 PM.

SPOA
Balance Sheet
As of September 30, 2022

| | <u>Sep 30, 22</u> | <u>Sep 30, 21</u> |
|---------------------------------------|--------------------------|--------------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| Broadway Bank CD 7439 | 53,375.80 | 52,461.26 |
| Broadway Bank CD 7440 | 26,144.45 | 25,696.49 |
| Ozona Checking | 29,397.42 | 25,302.91 |
| Ozona Money Market | 16,737.34 | 16,729.66 |
| Total Checking/Savings | <u>125,655.01</u> | <u>120,190.32</u> |
| Accounts Receivable | | |
| Accounts Receivable | -974.50 | -877.09 |
| Total Accounts Receivable | <u>-974.50</u> | <u>-877.09</u> |
| Other Current Assets | | |
| Undeposited Funds | 96.00 | 96.00 |
| Total Other Current Assets | <u>96.00</u> | <u>96.00</u> |
| Total Current Assets | 124,776.51 | 119,409.23 |
| Other Assets | | |
| Saddleridge Property | 80,500.00 | 80,500.00 |
| Total Other Assets | <u>80,500.00</u> | <u>80,500.00</u> |
| TOTAL ASSETS | <u>205,276.51</u> | <u>199,909.23</u> |
| LIABILITIES & EQUITY | | |
| Equity | | |
| Opening Balance Equity | 110,823.40 | 110,823.40 |
| Retained Earnings | 102,692.44 | 99,346.89 |
| Net Income | -8,239.33 | -10,261.06 |
| Total Equity | <u>205,276.51</u> | <u>199,909.23</u> |
| TOTAL LIABILITIES & EQUITY | <u>205,276.51</u> | <u>199,909.23</u> |

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through August 2022

09/01/22

Cash Basis

| | Jan - Aug 22 | Budget |
|---------------------------------|------------------|-------------------|
| Ordinary Income/Expense | | |
| Income | | |
| 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 |
| Total Income | 6,525.93 | 1,031.97 |
| Expense | | |
| Accounting | | |
| Accounting-Bookkeeper | 1,800.00 | 1,512.20 |
| Total Accounting | 1,800.00 | 1,512.20 |
| Bank Charges | | |
| Safe Deposit Box | 40.00 | 40.00 |
| Total Bank Charges | 40.00 | 40.00 |
| Clubhouse Expenses | | |
| 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 |
| Total Clubhouse Expenses | 1,084.55 | 1,609.01 |
| Food for Saddleridge Meetings | 270.40 | |
| Improvements | | |
| Landscaping | | |
| Entrance | 0.00 | 2,126.91 |
| Lighting | 0.00 | 926.00 |
| Total Landscaping | 0.00 | 3,052.91 |
| Total Improvements | 0.00 | 3,052.91 |
| 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 | |
| Mailings | | |
| Box 924 | 0.00 | 0.00 |
| Mailings - Other | 14.76 | 20.85 |
| Total Mailings | 14.76 | 20.85 |
| Miscellaneous | | |
| ACC Office Supplies | 0.00 | 0.00 |
| Office Supplies | 94.35 | 0.00 |
| Miscellaneous - Other | 0.00 | 6.05 |
| Total Miscellaneous | 94.35 | 6.05 |
| PEC Electricity | 1,114.11 | 907.41 |
| Taxes | 0.00 | 0.00 |
| Web Hosting Fees | 0.00 | 90.85 |
| Total Expense | 13,887.14 | 11,644.28 |
| Net Ordinary Income | -7,361.21 | -10,612.31 |
| Net Income | -7,361.21 | -10,612.31 |



COMMITTEE ACTIVITY REPORT

Date: October 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Nothing to report.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Repaired damage to Clubhouse basketball court tiles due to vandalism. Replaced 5 blue tiles damaged from normal wear/tear and deer hooves.

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

Updated website home page with the current Board Meeting notice, prior Meeting minutes, Board Election notice, and electronic voting instructions.