



**MINUTES**  
**SPOA BOARD MEETING**  
**October 16, 2023**

Note that SPOA Board President Steve Amos was not in attendance this month due to a scheduling conflict.

**Open Forum 6:30 PM**

A resident who attended last month's meeting to ask about holding dance / yoga instruction classes at the Clubhouse stopped by to check (1) on phone reception at the Clubhouse, and (2) inquire further about her project.

The Board did have one concern about whether the SPOA Liability insurance policy would cover the SPOA in a case such as this (having a non-resident for-profit instructor on-site facilitating the class).

The following day, Secretary George Graham checked with the SPOA insurance provider; who then had to check with their underwriter for an answer. Per their info, if an outside instructor (i.e.; not a Saddleridge resident) will be onsite, the SPOA would need to get a certificate of insurance from the instructor listing the SPOA as the certificate holder. However, if the class goes with a "self-instruction" format (such as a training DVD or some other type of "remote" instruction), there is no issue with the insurance coverage. With the self-instructed route, all attendees would be residents; and the clubhouse use is part of the amenities that they pay for via the SPOA annual dues.

**Board Meeting 7:00 PM** (began early once the Open Forum item was completed)

- **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 18<sup>th</sup> 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/October 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 – apparently this is not a fast process. 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.

We are currently in contact with another electrician/company (Aqua LED) who is interested in the project, has great Saddleridge resident references, and has provided an estimate for consideration. We will be clarifying a few points on their estimate, and will be giving this contractor serious consideration for the project.

This item will remain open.

- 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 5<sup>th</sup>, with a deadline of September 22<sup>nd</sup> for replies. All four incumbents are running once again; no others volunteered. 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 were distributed from ElectionBuddy via email to residents on October 5<sup>th</sup> with instructions on how to vote, and a link to go to the ballot. An automated reminder will be sent on October 20 to those who have not yet voted. Voting will end on October 26<sup>th</sup>.

This item will remain open.

- **New Business:**
  - There was no New Business.

The meeting was adjourned at 7:05 PM.

# Saddleridge Property Owners Association

## Balance Sheet - Modified Cash Basis

As of September 30, 2023

	<u>Sep 30, 2023</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Ozona Checking	26,402.20
Ozona Money Market	16,794.77
Broadway Bank CD 7439	53,703.17
Broadway Bank CD 7440	26,304.82
<b>Total Checking/Savings</b>	<u>123,204.96</u>
<b>Accounts Receivable</b>	
Accounts Receivable	0.00
<b>Total Accounts Receivable</b>	<u>0.00</u>
<b>Total Current Assets</b>	123,204.96
<b>Fixed Assets</b>	
<b>Saddleridge Property</b>	
Building	63,918.00
Land	7,102.00
Property Improvements	17,131.00
<b>Total Saddleridge Property</b>	<u>88,151.00</u>
<b>Total Fixed Assets</b>	<u>88,151.00</u>
<b>TOTAL ASSETS</b>	<u><u>211,355.96</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Deferred Revenue	134.00
<b>Total Current Liabilities</b>	<u>134.00</u>
<b>Total Liabilities</b>	134.00
<b>Equity</b>	
Retained Earnings	221,987.16
Net Income	(10,765.20)
<b>Total Equity</b>	<u>211,221.96</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>211,355.96</u></u>

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
year-to-date through September 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>Sep 23</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
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	\$ 50.00	\$ 500.00
Transfer Fees	\$ 50.00	\$ (50.00)	\$ 50.00	\$ 50.00	\$ 100.00	\$ -	\$ -	\$ -	\$ 50.00	\$ 250.00
Interest Income	\$ 4.06	\$ 3.88	\$ 8.90	\$ 16.51	\$ 16.67	\$ 5.85	\$ 25.76	\$ 224.48	\$ 5.68	\$ 311.79
Uncategorized Income	\$ 17.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.28
<b>Total Income</b>	<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>\$ 105.68</u>	<u>\$ 5,910.80</u>
<b>Expense</b>										
<b>Accounting</b>										
Accounting-Bookkeeper	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ 200.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 1,680.00
<b>Total Accounting</b>	<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>\$ 220.00</u>	<u>\$ 1,680.00</u>
<b>Bank Charges</b>										
Safe Deposit Box	\$ 40.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.00
Service Charges	\$ 68.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68.63
<b>Total Bank Charges</b>	<u>\$ 108.63</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 108.63</u>
<b>Clubhouse Expenses</b>										
Cleaning Labor	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409.38	\$ 409.38
Maintenance Labor	\$ -	\$ 3,409.88	\$ -	\$ 1,353.13	\$ -	\$ -	\$ -	\$ -	\$ 135.31	\$ 4,898.32
Pest Control	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ -	\$ 357.24
Trash	\$ -	\$ 192.46	\$ -	\$ -	\$ 192.46	\$ -	\$ -	\$ 221.32	\$ -	\$ 606.24
<b>Total Clubhouse Expenses</b>	<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>\$ 544.69</u>	<u>\$ 6,571.18</u>
Electricity - PEC	\$ 142.00	\$ 194.00	\$ 141.00	\$ 131.00	\$ 129.00	\$ 130.00	\$ 134.00	\$ 161.00	\$ 139.00	\$ 1,301.00
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	\$ -	\$ 1,295.00	\$ 1,715.00
<b>Miscellaneous Expenses</b>										
ACC Office Supplies	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118.28	\$ -	\$ 218.28
Office Expenses	\$ -	\$ 12.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179.40	\$ 191.54
<b>Total Miscellaneous Expenses</b>	<u>\$ 100.00</u>	<u>\$ 12.14</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 118.28</u>	<u>\$ 179.40</u>	<u>\$ 112.14</u>
Postage and Delivery	\$ 8.13	\$ -	\$ 8.13	\$ 16.26	\$ 20.73	\$ -	\$ -	\$ -	\$ 17.12	\$ 70.37
<b>Total Expense</b>	<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>\$ 2,395.21</u>	<u>\$ 16,676.00</u>
<b>Net Income</b>	<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>\$ (2,289.53)</u>	<u>\$ (10,765.20)</u>

# Saddleridge Property Owners Association

## Budget vs Actual - Modified Cash Basis

year-to-date through September 2023

	<u>Jan - Sep 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
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)	\$ 100.00	\$ (251.27)	(151.27%)
Resale Cert. Fee	\$ 500.00	\$ 450.00	\$ 50.00	111.11%
Transfer Fees	\$ 250.00	\$ 604.00	\$ (354.00)	41.39%
Interest Income	\$ 311.79	\$ 19.15	\$ 292.64	1,628.15%
Uncategorized Income	\$ 17.28	\$ -	\$ 17.28	100.0%
<b>Total Income</b>	<u>\$ 5,910.80</u>	<u>\$ 6,285.15</u>	<u>\$ (374.35)</u>	<u>94.04%</u>
<b>Expense</b>				
<b>Accounting</b>				
Accounting-Bookkeeper	\$ 1,680.00	\$ 2,000.00	\$ (320.00)	84.0%
<b>Total Accounting</b>	<u>\$ 1,680.00</u>	<u>\$ 2,000.00</u>	<u>\$ (320.00)</u>	<u>84.0%</u>
<b>Bank Charges</b>				
Safe Deposit Box	\$ 40.00	\$ 40.00	\$ -	100.0%
Service Charges	\$ 68.63	\$ -	\$ 68.63	100.0%
<b>Total Bank Charges</b>	<u>\$ 108.63</u>	<u>\$ 40.00</u>	<u>\$ 68.63</u>	<u>271.58%</u>
<b>Clubhouse Expenses</b>				
Cleaning Labor	\$ 300.00	\$ -	\$ 300.00	100.0%
Insurance	\$ 409.38	\$ 373.10	\$ 36.28	109.72%
Maintenance Labor	\$ 4,898.32	\$ -	\$ 4,898.32	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%
<b>Total Clubhouse Expenses</b>	<u>\$ 6,571.18</u>	<u>\$ 1,709.08</u>	<u>\$ 4,862.10</u>	<u>384.49%</u>
Electricity - PEC	\$ 1,301.00	\$ 1,252.11	\$ 48.89	103.91%
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	\$ 1,715.00	\$ 1,925.00	\$ (210.00)	89.09%
<b>Miscellaneous Expenses</b>				
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	\$ 179.40	\$ 168.95	\$ 10.45	106.19%
<b>Total Miscellaneous Expenses</b>	<u>\$ 409.82</u>	<u>\$ 263.30</u>	<u>\$ 146.52</u>	<u>155.65%</u>
Post Office Box	\$ -	\$ -	\$ -	0.0%
Postage and Delivery	\$ 70.37	\$ 14.76	\$ 55.61	476.76%
Taxes - Property	\$ -	\$ -	\$ -	0.0%
<b>Total Expense</b>	<u>\$ 16,676.00</u>	<u>\$ 11,796.25</u>	<u>\$ 4,879.75</u>	<u>141.37%</u>
<b>Net Income</b>	<u>\$ (10,765.20)</u>	<u>\$ (5,511.10)</u>	<u>\$ (5,254.10)</u>	<u>195.34%</u>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.



## COMMITTEE ACTIVITY REPORT

Date: October 2023

### Architectural Committee

**Chairperson:** Brad Thompson 210-241-4774

ACC activity since last report:

501 Arrowhead Pass – outbuilding.

520 Canyon Gap – solar panel installation.

632 Saddleridge - office & guest house.

### Maintenance Committee

**Chairperson:** George Graham 903-449-2977

Nothing to report.

### 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.