



MINUTES
SPOA BOARD MEETING
October 21, 2024

Open Forum 6:30 PM

There were no Open Forum items, as such the Board Meeting was begun early.

Board Meeting 7:00 PM

- **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 the SPOA Treasurer (Charles Lundelius) via earlier email. 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; Lot 23 – 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 2022 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.

On May 18, 2022 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.

January 2024 Update: The District Clerk for Hays County issued a Writ of Execution, which was delivered to the property owners by the Hays County constable to legally "seize" the lot for further foreclosure actions. However, the property owners have since covered the financial restitution as mandated in the Writ, so a foreclosure option is no longer available.

The property owners have not yet brought the property itself into compliance with the SPOA Covenants. The Board attempted to schedule a follow-on meeting with the property owners to ascertain their plans for compliance; but was unsuccessful. The SPOA lawyer has prepared and submitted a follow-on court filing to legally push the property owners into bringing the property into compliance with the May 2022 Court judgement. The court informed the SPOA lawyer that this follow-on filing will have to be served to the property owner in person via a process server. The SPOA lawyer has arranging such; but the documents have not yet been served, as the owners cannot be located at this time.

This item will remain open.

- Covenants Compliance Issue; Lot 16 – The SPOA has received numerous resident complaints of Covenant violations regarding Lot 16. These involve unapproved structures being built (in violation of Covenants Sections 3.01 and 4.01), and using RV's as residences (in violation of Covenants Section 3.04). The violation notification letters (required per Section 209 of the TX Property Code) have been sent via Certified mail to the property owner's legal address of record with Hays County, and to the property address, allowing the property owner 30 days from the date of delivery (or the date that such letter is returned to the SPOA as undeliverable) to bring the property into compliance. After that time window has passed, if the property has not been brought into compliance with the Covenants, legal action may then commence.

The 30-day window for the unapproved structure violation has passed, and a final pre-enforcement notice has been sent. Therefore, enforcement action can begin (removal of the structure). Any expenses incurred by the SPOA on enforcement may now be invoiced to the property owner; and if unpaid may result in a lien being placed against the property.

October Update: The structure violations are being remedied by the Property Owner's contractor, and the RV's are not currently being used as residences. Therefore, this item will now be closed. However, the Board will monitor the property for further infractions; and will reopen this item if necessary.

- Annual SPOA Board Election – The annual SPOA Board election for the 2024/2025 term is in process. A call for Board volunteers was sent out via email on September 8th, with a deadline of September 25th for replies. All four incumbents are running once again; no others volunteered. As with last year's election, 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. On October 5th, each property owner received voting notification email sent from invitations@mail.electionbuddy.com (sent to their primary email address listed with the SPOA) with instructions on how to vote, and a link to go to their personal ballot. An automated reminder was sent on October 21 to those who have not yet voted. Voting will end on October 26th.

This item will remain open.

- **New Business:**

- 2025 SPOA Dues Collection – The SPOA 2025 Dues Invoices will be emailed to all residents at their email addresses of record around the middle of November. A decision was made to attempt electronic invoices this year to save considerable money on the Dues collection process (postage, printing, and envelopes). The email will also include attached files of the invoice, and instructions on how to pay Dues via a credit card or PayPal/Venmo through the Saddleridge web site. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments will be due by January 1, 2025. An initial note explaining this new process will be emailed in early November. Owners who desire the usual paper invoice may request such at that time.

This item will remain open.

The meeting was adjourned at 7:15 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

As of September 30, 2024

	<u>Sep 30, 2024</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	2,721.59
Ozona Money Market	25,507.14
Broadway Bank CD	93,065.40
Total Checking/Savings	<u>\$ 121,294.13</u>
Accounts Receivable	
Accounts Receivable	100.00
Total Accounts Receivable	<u>\$ 100.00</u>
Total Current Assets	<u>\$ 121,394.13</u>
Fixed Assets	
Saddleridge Property	
Building	63,918.00
Land	7,102.00
Property Improvements	27,537.57
Total Saddleridge Property	<u>\$ 98,557.57</u>
Total Fixed Assets	<u>\$ 98,557.57</u>
TOTAL ASSETS	<u><u>\$ 219,951.70</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	9.68
Deferred Dues Payments	236.00
Total Current Liabilities	<u>\$ 245.68</u>
Total Liabilities	<u>\$ 245.68</u>
Equity	
Retained Earnings	223,978.18
Net Income	(4,272.16)
Total Equity	<u>\$ 219,706.02</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 219,951.70</u></u>

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
year-to-date through September 30, 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	TOTAL
Ordinary Income/Expense										
Income										
HOA Dues	-	(96.00)	-	-	-	-	-	-	-	(96.00)
Interest Assessed Fees	2,470.15	11.63	-	-	-	-	-	-	-	2,481.78
Resale Cert. Fee	-	50.00	50.00	-	-	-	50.00	50.00	-	200.00
Transfer Fees	-	50.00	50.00	-	-	-	50.00	50.00	-	200.00
Clubhouse Usage Fee	100.00	-	-	-	-	-	-	-	-	100.00
Judgment Revenue	7,771.97	-	-	-	-	-	-	-	-	7,771.97
Interest Income	22.97	25.10	25.10	23.76	24.06	23.02	23.42	4,079.42	19.74	4,266.59
Total Income	\$10,365.09	\$ 40.73	\$ 125.10	\$ 23.76	\$ 24.06	\$ 23.02	\$ 123.42	\$4,179.42	\$ 19.74	\$14,924.34
Expense										
Bank Charges										
Safe Deposit Box	40.00	-	-	-	-	-	-	-	-	40.00
Merchant Fees/Svc Chg	83.99	-	-	-	-	-	-	-	-	83.99
Total Bank Charges	\$ 123.99	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123.99
Billable Expenses	-	-	-	930.00	308.00	1,430.87	-	\$ 790.00	\$ 58.08	3,516.95
Clubhouse Expenses										
Cleaning Labor	-	100.00	-	-	-	(300.00)	-	-	-	(200.00)
Clubhouse Insurance	-	-	-	-	-	-	-	-	-	-
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	-
Repairs & Maint - Supplies	-	43.28	-	41.25	-	75.58	-	99.18	-	259.29
Pest Control	-	119.08	-	-	119.08	-	-	119.08	-	357.24
Septic Cleaning and Service	-	265.00	-	-	-	-	-	-	-	265.00
Trash	305.66	(221.32)	-	-	84.34	-	-	84.34	-	253.02
Total Clubhouse Expenses	\$ 305.66	\$ 306.04	\$ -	\$ 41.25	\$ 203.42	\$ (224.42)	\$ -	\$ 302.60	\$ -	\$ 934.55
Electricity	178.00	253.00	147.00	126.00	126.00	129.00	130.00	130.00	130.00	1,349.00
Insurance - Liability	-	-	-	-	-	-	-	-	2,371.00	2,371.00
Insurance - D&O	-	-	-	-	-	-	-	-	2,278.00	2,278.00
Post Office Box	-	-	-	-	-	-	-	-	-	-
Postage and Delivery	-	17.46	-	35.93	17.46	8.73	-	-	-	79.58
Professional Fees										
Accounting	-	440.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	1,980.00
Legal	1,239.00	-	2,022.37	15.00	10.00	-	(10.00)	225.00	-	3,501.37
Total Professional Fees	\$ 1,239.00	\$ 440.00	\$ 2,242.37	\$ 235.00	\$ 230.00	\$ 220.00	\$ 210.00	\$ 445.00	\$ 220.00	5,481.37
Repairs & Maintenance										
Repairs & Maintenance - Labor	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500.00
Lawn Maintenance	200.00	-	200.00	220.00	220.00	400.00	570.00	-	350.00	2,160.00
Total Repairs & Maintenance	\$ 200.00	\$ -	\$ 700.00	\$ 220.00	\$ 220.00	\$ 400.00	\$ 570.00	\$ -	\$ 350.00	2,660.00

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

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
year-to-date through September 30, 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	TOTAL
Miscellaneous Expenses							288.00	\$ -	\$ -	288.00
Office Expenses	-	70.90	-	(49.88)	93.04	-	-	-	-	114.06
Web Hosting Fees	-	-	-	-	-	-	-	-	-	-
Website Domain	-	-	-	-	-	-	-	-	-	-
Total Miscellaneous Expenses	\$ -	\$ 70.90	\$ -	\$ (49.88)	\$ 93.04	\$ -	\$ 288.00	\$ -	\$ -	\$ 402.06
Total Expense	\$ 2,046.65	\$ 1,087.40	\$ 3,089.37	\$ 1,538.30	\$ 1,197.92	\$ 1,964.18	\$ 1,198.00	\$ 1,667.60	\$ 5,407.08	\$ 19,196.50
Net Income	\$ 8,318.44	\$(1,046.67)	\$(2,964.27)	\$(1,514.54)	\$(1,173.86)	\$(1,941.16)	\$(1,074.58)	\$ 2,511.82	\$ (5,387.34)	\$ (4,272.16)

Saddleridge Property Owners Association

Budget vs Actual - Modified Cash Basis

year-to-date through September 2024

	<u>Jan - Sep 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
HOA Dues	(96.00)	0.00	(96.00)	100.0%
Interest Assessed Fees	2,481.78	50.00	2,431.78	4,963.56%
Resale Cert. Fee	200.00	350.00	(150.00)	57.14%
Transfer Fees	200.00	350.00	(150.00)	57.14%
Clubhouse Usage Fee	100.00	175.00	(75.00)	57.14%
Judgment Revenue	7,771.97	0.00	7,771.97	100.0%
Interest Income	4,266.59	450.00	3,816.59	948.13%
Total Income	<u>14,924.34</u>	<u>1,375.00</u>	<u>13,549.34</u>	<u>1,085.41%</u>
Expense				
Billable Expenses	3,516.95	0.00		
Bank Charges				
Safe Deposit Box	40.00	40.00	0.00	100.0%
Merchant Fees/Service Charges	83.99	50.00	33.99	167.98%
Total Bank Charges	<u>123.99</u>	<u>90.00</u>	<u>33.99</u>	<u>137.77%</u>
Clubhouse Expenses				
Cleaning Labor	(200.00)	225.00	(425.00)	(88.89%)
Clubhouse Insurance	0.00	338.26	(338.26)	0.0%
Pest Control	357.24	357.24	0.00	100.0%
Repairs & Maintenance Labor	0.00	599.99	(599.99)	0.0%
Repairs & Maintenance Supplies	259.29	149.99	109.30	172.87%
Septic Cleaning and Service	265.00	275.00	(10.00)	96.36%
Trash	253.02	682.74	(429.72)	37.06%
Misc	0.00	6,500.00	(6,500.00)	0.0%
Total Clubhouse Expenses	<u>934.55</u>	<u>9,128.22</u>	<u>(8,193.67)</u>	<u>10.24%</u>
Electricity	1,349.00	1,428.89	(79.89)	94.41%
Event Expenses	0.00	576.00	1,795.00	411.63%
Insurance - D&O	2,371.00	2,131.79	146.21	106.86%
Insurance - Liability	2,278.00	821.70	(821.70)	0.0%
Professional Fees				
Legal Fees	3,501.37	1,499.99	2,001.38	233.43%
Accounting-Bookkeeper	1,980.00	1,980.00	0.00	100.0%
Total Professional Fees	<u>5,481.37</u>	<u>3,479.99</u>	<u>2,001.38</u>	<u>157.51%</u>
Repairs and Maintenance				
Repairs & Maintenance - Labor	500.00	0.00		100.0%
Lawn Maintenance	2,160.00	1,139.99	1,020.01	189.48%
Total Repairs and Maintenance	<u>2,660.00</u>	<u>1,139.99</u>	<u>1,520.01</u>	<u>233.34%</u>
Miscellaneous Expenses				
Office Supplies	114.06	0.00	114.06	100.0%
Web Hosting Fees	0.00	154.85	(154.85)	0.0%
Website Domain	0.00	147.99	(147.99)	0.0%
Misc. Expenses - Other	288.00	0.00	0.00	0.0%
Total Miscellaneous Expenses	<u>402.06</u>	<u>302.84</u>	<u>99.22</u>	<u>132.76%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	79.58	75.01	4.57	106.09%
Taxes				
Taxes - Property	0.00	0.00	0.00	0.0%
Total Taxes	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
Total Expense	<u>19,196.50</u>	<u>19,174.43</u>	<u>22.07</u>	<u>100.12%</u>
Net Ordinary Income	<u>(4,272.16)</u>	<u>(17,799.43)</u>	<u>13,527.27</u>	<u>24.0%</u>
Net Income	<u>(4,272.16)</u>	<u>(17,799.43)</u>	<u>13,527.27</u>	<u>24.0%</u>

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COMMITTEE ACTIVITY REPORT

Date: October 2024

Architectural Committee

Chairperson: Sharon Drobeck 512-722-3443

Approved the following: Shed for 571 Saddleridge Dr.

Also answered various questions from residents regarding ACC procedures and ACC-related Covenants.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Nothing to report.

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report. Note that a new Landscape Committee will be needed soon, as John is moving away.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Did not report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated Saddleridge website with Board minutes and Board meeting notice. Managed email distribution for Saddleridge email addresses.