



**MINUTES**  
**SPOA BOARD MEETING**  
**November 19, 2012**

**Open Forum 6:30 PM**

There were no Open Forum items.

**Board Meeting 7:00 PM**

- **Review and Approval of Minutes** – George Graham submitted the October Annual Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer’s Report** - Sharon Drobeck submitted the Treasurer's Report for approval. After some discussion, the Board accepted the report as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. It was noted that there remains a need for a Chairman for the Maintenance Committee and for the Clubhouse Committee. The Board accepted the report as submitted.
- **Old Business**
  - Front Landscape Watering (update) – After some discussion, a decision was made to close this Item. As the condition of the recently-planted entrance trees (the trees planted by the county behind the entrance wall) worsens (the Board will monitor this), or if the severe drought returns and affects the other mature entrance trees, a new action item will be opened.
  - Rule & Regs. Development – George Graham is to revise the outdoor welding during a burn ban rules document per previous discussions, and submit to the Board for further review. Once the document is finalized, it will be put before the homeowners for comments. This Item will remain open.
  - Emergency Exit at The North End of Mission Trail (update) - Bo Garrett reported that this still with Hays County Commissioner Will Conley's office (and is currently being worked by the Hays County lawyers). This Item will remain open.
  - Clubhouse Rental Issues - Bo Garrett reported that he has been handling the Clubhouse rental duties until a new Clubhouse Committee Chairman can be found. Anyone wishing to volunteer for this position should

contact any SPOA Board member. This Item will remain open.

- Board Election – The new SPOA Officers for 2012 are:

President – Charles "Bo" Garrett  
Vice President – Dr. Bob Pyle  
Treasurer – Sharon Drobeck  
Secretary – George Graham

This Item is now closed.

- Clubhouse Pest Control – The Board decided that no new action was warranted at this time. The Board will monitor the Clubhouse condition in regards to pest problems, and will reopen this Item if needed. This Item is now closed.

▪ **New Business**

- Clubhouse Cleaning – A new couple has been hired to regularly clean the Clubhouse. They have performed one cleaning so far, and the Board noted prior to the start of the meeting that the Clubhouse had been cleaned very well. Their performance will be monitored by the Board going forward. This Item is now closed.
- SPOA Tax Filing Status – A question has been tabled as to whether or not the SPOA is legally a tax-exempt organization. Sharon Drobek (SPOA Treasurer) is currently researching this, but has not as yet found documents either proving or disproving this. Research is ongoing, and this Item will remain open.

The meeting was adjourned at 7:40 PM.

## Saddleridge Property Owners Association

### October Treasurer's Report November 19, 2012

The October Treasurer's report includes a month-end and prior year-end Balance Sheet as well as detailed Profit and Loss Statements that compare actual experience to the budgeted income and expense projections for the month and year-to-date of October. This information is included in a format which includes the 2012 annual budget. This will help to keep the big picture in mind.

The Balance Sheet as of October 31 includes:

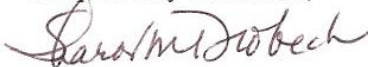
- Accounts Receivable of \$(216), this negative balance represents dues paid in advance. At October 31, dues outstanding total \$345 (one property owner accounts for the entire balance). We have one outstanding lien.

A review of the Profit and Loss report shows that the monthly net loss of \$(936) favorably compares to the budgeted loss of \$(2,169) for October. Year-to-date, October 31, accumulated net loss is \$(1,509) which compares favorably to the budgeted net loss of \$(3,912). Items to consider:

- Income items of note:
  - HOA Dues Collected -- year-to-date budgeted amount is higher than is actually expected, at this time, because of more dues paid/received prior to year end 2011 than anticipated in the budget.
  - Due to an increase in the number of homes and lots sold this year, the income related to such sales is \$875 greater than budget year-to-date.
- Expense items of note:
  - There were no unusual or otherwise noteworthy items to report.

Please contact me should you have any questions or concerns regarding the information provided.

Respectfully submitted,



Sharon M. Drobeck  
Treasurer

**Saddleridge Property Owners Association  
Balance Sheets As of**

	<u>October 31, 2012</u>	<u>December 31, 2011</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Ozona CD	50,218.38	50,059.20
Ozona Checking	3,432.64	8,687.67
Ozona Money Market	28,371.87	22,315.86
<b>Total Checking/Savings</b>	<u>82,022.89</u>	<u>81,062.73</u>
<b>Accounts Receivable</b>		
Accounts Receivable	(216.27)	(96.00)
<b>Total Accounts Receivable</b>	<u>(216.27)</u>	<u>(96.00)</u>
<b>Total Current Assets</b>	81,806.62	80,966.73
<b>Other Assets</b>		
Saddleridge Property	80,500.00	80,500.00
<b>Total Other Assets</b>	<u>80,500.00</u>	<u>80,500.00</u>
<b>TOTAL ASSETS</b>	<u><u>162,306.62</u></u>	<u><u>161,466.73</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	52,991.90	49,363.21
Net Income	(1,508.68)	1,280.12
<b>Total Equity</b>	<u>162,306.62</u>	<u>161,466.73</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>162,306.62</u></u>	<u><u>161,466.73</u></u>

4:12 PM  
11/14/12  
Cash Basis

**Saddleridge Property Owners Association**  
**Profit & Loss Budget Performance**  
October 2012

	<u>Oct 12</u>	<u>Budget</u>	<u>Jan - Oct 12</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
<b>Income</b>					
Clubhouse Usage Fee	100.00	25.00	475.00	325.00	400.00
HOA Dues Collected	0.00	0.00	10,464.00	13,600.00	19,580.00
Interest Earned	19.62	45.00	299.21	415.00	510.00
Resale Cert. Fee	100.00		750.00	225.00	300.00
Transfer Fees	100.00	75.00	900.00	550.00	650.00
Uncategorized Income	0.00	0.00	0.00	0.00	0.00
<b>Total Income</b>	<b>319.62</b>	<b>145.00</b>	<b>12,888.21</b>	<b>15,115.00</b>	<b>21,440.00</b>
<b>Expense</b>					
<b>Accounting</b>					
Accounting-Bookkeeper	160.00	160.00	1,600.00	1,600.00	1,920.00
Accounting-CPA	0.00		0.00	175.00	175.00
<b>Total Accounting</b>	<b>160.00</b>	<b>160.00</b>	<b>1,600.00</b>	<b>1,775.00</b>	<b>2,095.00</b>
<b>Annual Septic Contract</b>	<b>0.00</b>		<b>225.00</b>	<b>250.00</b>	<b>250.00</b>
<b>Bank Charges</b>					
Check Printing	0.00		0.00	75.00	75.00
Safe Deposit Box	0.00		40.00	40.00	40.00
Service Charges	0.00		2.50		
<b>Total Bank Charges</b>	<b>0.00</b>		<b>42.50</b>	<b>115.00</b>	<b>115.00</b>
<b>Clubhouse Expenses</b>					
Cleaning	0.00	50.00	450.00	500.00	600.00
Cleaning Supplies	0.00	0.00	42.50	75.00	100.00
Clubhouse Furnishings	0.00		558.31		
Clubhouse insurance	360.00	375.00	360.00	375.00	375.00
Clubhouse Outside Lighting	0.00		149.40	45.00	50.00
Entrance Sign	0.00		93.64		
Heating and AC	0.00	0.00	0.00	150.00	150.00
Lighting	0.00	0.00	0.00	45.00	50.00
Maintenance Labor	0.00		0.00	300.00	400.00
Misc	9.00	0.00	41.28	0.00	0.00
Pest Control	102.84	105.00	411.36	420.00	420.00
Plumbing Repairs	0.00	50.00	0.00	250.00	250.00

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**Saddleridge Property Owners Association**  
**Profit & Loss Budget Performance**  
October 2012

	<u>Oct 12</u>	<u>Budget</u>	<u>Jan - Oct 12</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Repairs	0.00		548.69		
Trash	83.63	85.00	329.96	340.00	340.00
Water softener monthly maintain	22.95	24.00	229.50	232.00	280.00
Wellhouse Expenses	0.00		0.00	100.00	100.00
Clubhouse Expenses - Other	0.00	0.00	0.00	0.00	0.00
<b>Total Clubhouse Expenses</b>	<b>578.42</b>	<b>689.00</b>	<b>3,214.64</b>	<b>2,832.00</b>	<b>3,115.00</b>
Dues	0.00	0.00	0.00	0.00	0.00
Dues and Subscriptions	0.00	25.00	0.00	25.00	25.00
Food for Saddleridge Meetings					
Food for Annual BBQ	0.00	0.00	412.15	550.00	550.00
Neighborhood Watch	379.74	400.00	379.74	400.00	400.00
<b>Total Food for Saddleridge Meetings</b>	<b>379.74</b>	<b>400.00</b>	<b>791.89</b>	<b>950.00</b>	<b>950.00</b>
Improvements					
Landscaping					
Entrance	0.00	200.00	0.00	400.00	400.00
Lighting	0.00		0.00	150.00	200.00
Plants	0.00	60.00	0.00	360.00	360.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>260.00</b>	<b>0.00</b>	<b>910.00</b>	<b>960.00</b>
Other	0.00		162.28		
Wellhouse Improvements	0.00		0.00	100.00	100.00
<b>Total Improvements</b>	<b>0.00</b>	<b>260.00</b>	<b>162.28</b>	<b>1,010.00</b>	<b>1,060.00</b>
Insurance-HOA Liability	0.00		539.00	510.00	510.00
Insurance, D&O	0.00		1,634.00	3,000.00	3,000.00
Lawn Maintenance	0.00	330.00	2,543.89	3,300.00	3,960.00
Legal-Attorney Fees	0.00	250.00	0.00	1,000.00	1,000.00
Mailings	0.00	0.00	41.05	110.00	300.00
Misc	0.00		54.13		
Miscellaneous					
ACC Office Supplies	0.00	0.00	112.89	75.00	100.00
Copying	0.00		0.00	25.00	50.00
Legal Records	0.00		146.40	50.00	50.00



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**Saddleridge Property Owners Association**  
**Profit & Loss Budget Performance**  
October 2012

	<u>Oct 12</u>	<u>Budget</u>	<u>Jan - Oct 12</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Office Supplies	0.00		59.49	25.00	50.00
Plaque	0.00		0.00		0.00
Printer Cart.	0.00	50.00	0.00	100.00	100.00
Software	0.00		0.00	280.00	280.00
Website Hosting Fee	0.00	0.00	0.00	120.00	120.00
<b>Total Miscellaneous</b>	<u>0.00</u>	<u>50.00</u>	<u>318.78</u>	<u>675.00</u>	<u>750.00</u>
Neighborhood Watch	0.00		35.00		
PEC Electricity	137.73	150.00	1,337.66	1,675.00	2,000.00
Taxes	0.00		1,737.67	1,800.00	1,800.00
Webpage Fees	0.00		119.40	0.00	0.00
<b>Total Expense</b>	<u>1,255.89</u>	<u>2,314.00</u>	<u>14,396.89</u>	<u>19,027.00</u>	<u>20,930.00</u>
<b>Net Income</b>	<u>-936.27</u>	<u>-2,169.00</u>	<u>-1,508.68</u>	<u>-3,912.00</u>	<u>510.00</u>



## COMMITTEE ACTIVITY REPORT

**Date:** November 2012

### **Architectural Committee**

**Chairperson:** Rick Cardenas 847-7363

1. Approved plans for the Bruce and Vicky Cloud residence, Lot 43 Section I.
2. Approved plans for a 24' x 30' garage/storage building for Lon Howard, 201 Saddleridge Dr., Lot 13, Section I.
3. Approved plans for a 30' x 40' workshop building for Mike and Ellen Crabaugh of 410 Mission Trail, Lot 113, Section II.
4. Received request from Tim Klapuch for procedure to get plans approved to build a residence at 500 Saddleridge Drive. Their request was answered, and we are awaiting receipt of plans to proceed.
5. Approved plans for a carport addition to the existing garage, and also a car storage building for the Tom Reslewic residence, 759 Saddleridge Dr., Lot 90, Section II. Approval letter not written yet.

### **Maintenance Committee**

**Chairperson:** Tom Bender 722-3243

Did not report (we still need a replacement for Tom)

### **Landscape Committee**

**Chairperson:** Ron Steel 392-0542

Nothing to report.

### **Clubhouse Committee**

**Chairperson:** Open (Bo Garrett filling in)

Had 2 rentals for November. Have now hired new couple to do monthly cleaning.

### **Neighborhood Committee**

**Chairperson:** Cecil Gibson 847 0207

Did not report.

### **Website Committee**

**Chairperson:** Joe Williams 847 0390



Nothing to report.

**Nomination Committee**

**Chairperson:**

Open

**Property Owners Committee**

**Chairperson:**

Francis Savage 847 0955

Did not report.