



**MINUTES**  
**SPOA BOARD MEETING**  
**November 21, 2016**

**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 previous month's Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** – Steve Amos submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
  - Wanted: Neighborhood Watch Coordinator & Block Captains, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for a very long time!!) in need of volunteers for various positions; most notably 4 Block Captains. A list of residents in the open blocks is being prepared, so more targeted Block Captain pleas can be delivered. Research is ongoing to see if any of the current committees are no longer needed (such as the Nomination Committee). This item will remain open until some more volunteers step up.
  - Revising Section 8.02 (Amendments) of the Saddleridge Covenants to correspond to the Texas HOA law standard (Sec. 209.0041 of the Texas Residential Property Owners Protection Act), and to clarify the confusing language currently within this Section – Due to numerous comments and concerns from residents regarding the small number of votes required to amend the Saddleridge Covenants & Restrictions document (currently only a simple majority of those who actually vote on a change proposal), the Board put a revision of the Covenants to a resident vote.  
Two Options were put to a vote: Option 1 was to clarify the current confusing language (keeping the legal intent the same as it is currently), but adding a 67% minimum vote requirement for any covenant change proxy vote to be valid (going back to how it was in the original Saddleridge Covenants); Option 2 was to clarify the current confusing language (keeping the legal intent the same as it is currently); while maintaining the current zero minimum vote

requirement for any covenant change proxy vote to be valid.

The ballot packages were mailed out on September 23<sup>rd</sup>, and residents were given until October 25<sup>th</sup> to return their completed ballots. Weekly voting reminders were sent to residents via email.

Voting results were announced on November 1<sup>st</sup>. Voter turnout was not as robust as hoped, with ballots received representing 117 (56%) of the possible 210 lots. Here are the numbers:

Out of a possible 210 votes:

Voting for Option 1 – 98 votes. Voting for Option 2 – 19 votes.

This calculates to an 84% / 16% margin in favor of Option 1. Therefore, Section 8.02 (“Amendments”) of the Saddleridge Covenants & Restrictions will be changed to the Option 1 proposed language, and the revised document will be recorded with the Hays County Clerk, and also posted on the Saddleridge web site.

The Board wants to thank all residents who took part in this democratic process.

This item will now be closed.

- Rocks at the End of Mission Trail Have Been Moved Again – The barriers at the end of Mission Trail have been moved once again, allowing access to Fulton Ranch Road; but this time only enough for motorcycles to pass. This of course results in strangers cutting through Saddleridge on their way to wherever. The Board purchased 4 large stone blocks to shore up the rock blockades already there. However, this turned out to be only a short-term remedy; as the perpetrators then moved down a few feet and made a new path by cutting the fence and clearing the cedar scrub. This new path was plugged with more rocks thanks to resident John Koenreich, his tractor, and his large supply of yard rocks. The perps then did it again a few feet down from the previous incursion. The two people doing this were identified, and a complaint was filed with the Hays County Sheriff. Note that even after intervention by the Deputies, one of the previous trespassers is still cutting through the area, only this time through a resident’s private property.

Update: After a slight lull in the number of cut-throughs, they are picking up once again. We are still waiting on the County to install a guardrail at the end of the cul-de-sac as soon as a crew is available. This blockade should hopefully slow down the cut-through traffic. We ask residents to keep an eye out, and call the Deputies if you see anyone coming from that area that doesn’t look “Saddleridge” (so far, it has been ratty small motorbikes without any license tags). This item will remain open.

- **New Business:**

- SPOA Board Election Results – The 2017 SPOA Board Election is in the books. Once again, as expected, we had no new residents stepping up for a position. Luckily however, all four of the 2016 Board Members decided to stick it out for another year. With an uncontested election, its no surprise that the 2017 Board will be the same as the 2016 Board! This item will now be closed until next year’s election.

- Clubhouse Basketball Court Surface Worn – A resident has notified the Board that our Basketball half-court is getting in bad shape; and after looking for ourselves, we agree. Since more younger-folks-with-children have been moving to Saddleridge in the past few years, the court is getting more use; and this use and age has taken its toll.

It was also noticed that certain folks have been driving their ATV's and 4-wheelers on the court. This does not help things!! Note that in the future, charges will be filed with the Deputies for anyone driving any motorized vehicle on the court.

Bids for restoring/resurfacing will be requested from local contractors.

This item will remain open.

The meeting was adjourned at 7:10 PM.

11/04/16  
Cash Basis

**SPOA**  
**Balance Sheet**  
As of October 31, 2016

	<u>Oct 31, 16</u>	<u>Oct 31, 15</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Ozona CD #305501	25,334.79	25,284.03	50.76
Ozona CD #305552	25,314.60	25,264.71	49.89
Ozona Checking	7,198.78	9,971.90	-2,773.12
Ozona Money Market	41,543.24	41,501.59	41.65
<b>Total Checking/Savings</b>	99,391.41	102,022.23	-2,630.82
<b>Accounts Receivable</b>			
Accounts Receivable	-200.00	0.00	-200.00
<b>Total Accounts Receivable</b>	-200.00	0.00	-200.00
<b>Total Current Assets</b>	99,191.41	102,022.23	-2,830.82
<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>179,691.41</u></b>	<b><u>182,522.23</u></b>	<b><u>-2,830.82</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	79,463.24	71,601.85	7,861.39
Net Income	-10,595.23	96.98	-10,692.21
<b>Total Equity</b>	179,691.41	182,522.23	-2,830.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>179,691.41</u></b>	<b><u>182,522.23</u></b>	<b><u>-2,830.82</u></b>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through October 2016

11/04/16

Cash Basis

	Jan - Oct 16	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Clubhouse Usage Fee	400.00	350.00	50.00
HOA Dues Collected	11,232.00	192.00	11,040.00
Interest Assessed Fees	61.72	10.00	51.72
Interest Income	127.42	120.00	7.42
Resale Cert. Fee	350.00	600.00	-250.00
Transfer Fees	250.00	500.00	-250.00
<b>Total Income</b>	<b>12,421.14</b>	<b>1,772.00</b>	<b>10,649.14</b>
<b>Expense</b>			
<b>Accounting</b>			
Accounting-Bookkeeper	1,750.00	1,750.00	0.00
<b>Total Accounting</b>	<b>1,750.00</b>	<b>1,750.00</b>	<b>0.00</b>
<b>Annual Septic Contract</b>	<b>0.00</b>	<b>245.00</b>	<b>-245.00</b>
<b>Bank Charges</b>			
Safe Deposit Box	40.00	40.00	0.00
Service Charges	5.00		
<b>Total Bank Charges</b>	<b>45.00</b>	<b>40.00</b>	<b>5.00</b>
<b>Clubhouse Expenses</b>			
Cleaning	450.00	500.00	-50.00
Cleaning Supplies	12.10	50.00	-37.90
Heating and AC	0.00	500.00	-500.00
Insurance	373.70	361.00	12.70
Lighting	14.05		
Misc	287.41		
Pest Control	308.52	411.36	-102.84
Plumbing Repairs	426.54		
Septic Cleaning and Service	245.00	485.00	-240.00
Trash	360.03	344.02	16.01
Wellhouse Expenses	82.78		
Clubhouse Expenses - Other	4,200.00		
<b>Total Clubhouse Expenses</b>	<b>6,760.13</b>	<b>2,651.38</b>	<b>4,108.75</b>
<b>Food for Saddleridge Meetings</b>			
Food for Annual BBQ	468.53	450.00	18.53
Neighborhood Watch	321.76	540.00	-218.24
<b>Total Food for Saddleridge Meetings</b>	<b>790.29</b>	<b>990.00</b>	<b>-199.71</b>
<b>Improvements</b>			
<b>Landscaping</b>			
Lighting	103.88		
Landscaping - Other	3,943.20		
<b>Total Landscaping</b>	<b>4,047.08</b>		
<b>Other</b>	<b>0.00</b>	<b>200.00</b>	<b>-200.00</b>
<b>Total Improvements</b>	<b>4,047.08</b>	<b>200.00</b>	<b>3,847.08</b>
<b>Insurance-HOA Liability</b>	<b>727.00</b>	<b>730.00</b>	<b>-3.00</b>
Insurance, D&O	3,057.00	2,445.00	612.00
Lawn Maintenance	1,842.92	2,218.64	-375.72
Legal-Attorney Fees	0.00	325.00	-325.00
Mailings	56.40	315.00	-258.60
<b>Miscellaneous</b>			
Legal Records	0.00	91.00	-91.00
Office Supplies	24.00	230.00	-206.00
Printer Cart.	0.00	60.00	-60.00
Software	264.95		
Website Domain	0.00	60.00	-60.00
Website Hosting Fee	179.40	180.00	-0.60

3:04 PM

11/04/16

Cash Basis

**Saddleridge Property Owners Association**

**Profit & Loss Budget vs. Actual**

January through October 2016

	<u>Jan - Oct 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Miscellaneous - Other	182.90		
<b>Total Miscellaneous</b>	651.25	621.00	30.25
<b>PEC Electricity</b>	1,318.04	1,748.08	-430.04
<b>Reconciliation Discrepancies</b>	0.00	0.00	0.00
<b>Taxes</b>	1,971.26	2,000.00	-28.74
<b>Webpage Fees</b>	0.00	119.40	-119.40
<b>Total Expense</b>	23,016.37	16,398.50	6,617.87
<b>Net Ordinary Income</b>	-10,595.23	-14,626.50	4,031.27
<b>Net Income</b>	<u>-10,595.23</u>	<u>-14,626.50</u>	<u>4,031.27</u>



## COMMITTEE ACTIVITY REPORT

Date: November 2016

### Architectural Committee

**Chairperson:** Rick Cardenas 847-7363

- 695 Saddleridge Dr.; Lot 84: Randy Moles. Approval for driveway entry gate.

### Maintenance Committee

**Chairperson:** Bo Garrett 512-496-8358

Clubhouse hot water heater rusted though, partially flooding Clubhouse floor. Water was cleaned up (no other damage), and a new tankless hot water heater was installed. Loose bathroom faucet was tightened.

### Landscape / Firewise Committee

**Chairperson:** John Savage 432-352-5031

Nothing to report.

### Clubhouse Committee

**Chairperson:** Brenda Musselwhite 512-722-3404

Clubhouse was rented twice in November.

### Neighborhood Watch Committee

**Chairperson:** Sheryl Martin 559-779-5510

Block Captains still needed for Blocks 1, 3, & 9. Backup Watch Coordinator also needed. Quarterly Block Captain meetings have been set up, and meeting dates will be added to the event schedule on the Saddleridge web site.

### Website Committee

**Chairperson:** Joe Williams 512-750-4274

Nothing to report.

### Nomination Committee

**Chairperson:** Open

### Property Owners Committee

**Chairperson:** Francis Savage 847 0955

Did not report.