



MINUTES
SPOA BOARD MEETING
November 19, 2018

Open Forum 6:30 PM

There were no Open Forum Items this month. One new resident stopped by for a visit and introductions.

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** – Rick Allen submitted the Treasurer's Report for approval. Bob Eastlake also submitted the 2019 proposed Budget via email for approval. The Treasurer's Report and Budget were approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Committee Report was approved as submitted.
- **Old Business:**
 - Reflective Curb Painting at the Saddleridge Dr. Entrance – Some residents have complained of having trouble hitting the center island curb while turning into the Saddleridge Drive entrance at night from westbound RR12. Due to poor lighting and visibility, it is hard to see the curb and judge the distance needed to clear the curb, especially in a low vehicle. A decision was made to go with reflective painted curbs to help with the visibility issue. Discussions are now ongoing with a second contractor, since the first chosen contractor has become nonresponsive. A do-it-yourself solution is also being considered. The Board decided to complete the work via either the second contractor or the DIY option within the next month. This item will remain open.
 - Annual SPOA Board Election – The annual SPOA Board election for the 2019 term is complete. The four residents running for the four Board positions were incumbents George Graham, Steve Amos, and Dr. Bob Pyle; and previous Board member Rick Allen has returned for another term. As this was an uncontested election, all four were elected.

The 2019 Board members and positions are:

Steve Amos – President

Dr. Bob Pyle – Vice President

Rick Allen – Treasurer

George Graham - Secretary

Secretary George Graham will be submitting the necessary document to

Ozona Bank, and will file the new SPOA Management Certificate with the Hays County Clerk. The Saddleridge web site has been updated with the new info.

This item will now be closed.

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

The meeting was adjourned at 7:30 PM.

Saddleridge Property Owners Association
Profit & Loss Budget Overview
January through December 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL Jan - Dec 19
Ordinary Income/Expense													
Income													
Clubhouse Usage Fee	50.00	0.00	175.00	0.00	50.00	100.00	0.00	50.00	0.00	0.00	75.00	0.00	500.00
HOA Dues Collected	96.00	0.00	0.00	0.00	0.00	0.00	96.00	0.00	0.00	4.00	19,872.00	0.00	20,068.00
Interest Assessed Fees	0.00	2.88	8.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.52
Interest Income	13.01	12.67	12.28	13.22	12.46	12.81	12.27	12.76	12.37	12.04	12.44	12.32	150.65
Resale Cert. Fee	150.00	50.00	100.00	50.00	50.00	150.00	100.00	100.00	0.00	50.00	0.00	0.00	800.00
Transfer Fees	50.00	50.00	150.00	100.00	0.00	100.00	100.00	200.00	50.00	50.00	0.00	0.00	850.00
Total Income	359.01	115.55	445.92	163.22	112.46	362.81	308.27	362.76	62.37	116.04	19,959.44	12.32	22,380.17
Expense													
Accounting													
Accounting-Bookkeeper	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	2,220.00
Total Accounting	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	185.00	2,220.00
Annual Septic Contract	0.00	0.00	0.00	0.00	245.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	245.00
Bank Charges													
Safe Deposit Box	40.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	5.00
Total Bank Charges	40.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	0.00	0.00	0.00	45.00
Clubhouse Expenses													
Cleaning	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Cleaning Supplies	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	36.00
Furnishings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	373.10	0.00	0.00	0.00	373.10
Maintenance Labor	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Misc	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
Pest Control	0.00	102.84	0.00	0.00	102.84	0.00	102.84	0.00	0.00	0.00	0.00	102.84	411.36
Plumbing Repairs	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Repairs	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Trash	102.68	0.00	0.00	103.07	0.00	0.00	102.89	0.00	0.00	0.00	92.78	0.00	401.42
Total Clubhouse Expenses	385.68	385.84	283.00	386.07	385.84	283.00	488.73	283.00	656.10	283.00	375.78	385.84	4,581.88
Dues and Subscriptions	0.00	0.00	130.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	130.00
Food for Saddleridge Meetings													
Food for Annual BBQ	0.00	0.00	644.09	156.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.84
Neighborhood Watch	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	300.00
Total Food for Saddleridge Meetings	0.00	0.00	644.09	156.75	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	1,100.84
Insurance-HOA Liability	0.00	0.00	0.00	0.00	0.00	727.00	0.00	0.00	0.00	0.00	0.00	0.00	727.00
Insurance, D&O	0.00	0.00	0.00	0.00	0.00	3,057.00	0.00	0.00	0.00	0.00	0.00	0.00	3,057.00
Lawn Maintenance	0.00	0.00	0.00	180.00	180.00	300.00	180.00	180.00	180.00	180.00	180.00	300.00	1,860.00
Legal-Attorney Fees	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	180.00
Mailings	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	60.00
Misc	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
Miscellaneous													
Legal Records	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	72.00
Office Supplies	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	84.00
Software	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00	0.00	0.00	0.00	220.00
Total Miscellaneous	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	233.00	13.00	13.00	13.00	376.00
PEC Electricity	120.34	155.73	134.05	134.70	128.72	128.84	126.03	132.18	153.02	136.35	136.01	132.86	1,618.83
Taxes	2,033.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,033.22
Web Hosting Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180.00	0.00	0.00	0.00	180.00
Total Expense	2,807.24	769.57	1,419.14	1,085.52	1,167.56	4,723.84	1,027.76	823.18	1,617.12	1,127.35	919.79	1,046.70	18,534.77
Net Ordinary Income	-2,448.23	-654.02	-973.22	-922.30	-1,055.10	-4,361.03	-719.49	-460.42	-1,554.75	-1,011.31	19,039.65	-1,034.38	3,845.40
Net Income	-2,448.23	-654.02	-973.22	-922.30	-1,055.10	-4,361.03	-719.49	-460.42	-1,554.75	-1,011.31	19,039.65	-1,034.38	3,845.40

11/01/18
Cash Basis

SPOA
Balance Sheet
As of October 31, 2018

	<u>Oct 31, 18</u>	<u>Oct 31, 17</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,456.83	25,385.51	71.32
Ozona CD #305552	25,416.74	25,364.59	52.15
Ozona Checking	9,917.95	6,324.89	3,593.06
Ozona Money Market	41,637.46	41,584.81	52.65
Total Checking/Savings	102,428.98	98,659.80	3,769.18
Accounts Receivable			
Accounts Receivable	-388.59	-192.00	-196.59
Total Accounts Receivable	-388.59	-192.00	-196.59
Total Current Assets	102,040.39	98,467.80	3,572.59
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	80,500.00	80,500.00	0.00
TOTAL ASSETS	<u>182,540.39</u>	<u>178,967.80</u>	<u>3,572.59</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	80,844.08	80,326.54	517.54
Net Income	-9,127.09	-12,182.14	3,055.05
Total Equity	182,540.39	178,967.80	3,572.59
TOTAL LIABILITIES & EQUITY	<u>182,540.39</u>	<u>178,967.80</u>	<u>3,572.59</u>

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through October 2018

	Jan - Oct 18	Budget
Ordinary Income/Expense		
Income		
Assessment Increase	0.00	0.00
Clubhouse Usage Fee	125.00	500.00
HOA Dues Collected	5,760.00	960.00
Interest Assessed Fees	17.66	0.00
Interest Income	159.23	125.00
Resale Cert. Fee	500.00	500.00
Transfer Fees	700.00	500.00
TXFR from Savings	0.00	0.00
Uncategorized Income	15.00	0.00
Total Income	7,276.89	2,585.00
Expense		
Accounting		
Accounting-Bookkeeper	1,850.00	1,750.00
Accounting-CPA	0.00	0.00
Accounting - Other	0.00	0.00
Total Accounting	1,850.00	1,750.00
Annual Septic Contract	245.00	250.00
Bank Charges		
Check Printing	100.24	0.00
Safe Deposit Box	40.00	40.00
Service Charges	15.00	0.00
Bank Charges - Other	0.00	0.00
Total Bank Charges	155.24	40.00
CD Income Transfer	0.00	0.00
Clubhouse Expenses		
Cleaning	200.00	500.00
Cleaning Supplies	0.00	80.00
Furnishings	923.48	0.00
Garbage Bags	0.00	0.00
Heating and AC	0.00	0.00
Insurance	373.10	374.00
Lighting	0.00	40.00
Maintenance Labor	0.00	1,000.00
Misc	0.00	150.00
Outside Lighting	0.00	0.00
Paint	0.00	0.00
Pest Control	308.52	315.00
Plumbing Repairs	232.79	250.00
Repairs	136.72	0.00
Septic Cleaning and Service	265.00	500.00
Trash	311.10	380.00
Wellhouse Expenses	0.00	120.00
Clubhouse Expenses - Other	0.00	0.00
Total Clubhouse Expenses	2,750.71	3,709.00
Dues and Subscriptions	0.00	25.00
Dues Refund	0.00	0.00
Food for Saddleridge Meetings		
Food for Annual BBQ	835.44	500.00
Neighborhood Watch	380.58	401.00
Food for Saddleridge Meetings - Other	0.00	0.00
Total Food for Saddleridge Meetings	1,216.02	901.00
Improvements		
Chairs	0.00	100.00

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through October 2018

	Jan - Oct 18	Budget
Landscaping		
Entrance	0.00	0.00
Hardscape	0.00	0.00
Lighting	0.00	100.00
Plan	0.00	0.00
Plants	0.00	0.00
Preparation	0.00	0.00
Water	0.00	0.00
Landscaping - Other	0.00	0.00
Total Landscaping	0.00	100.00
Lights	0.00	150.00
Other	0.00	100.00
Tables	0.00	50.00
Wellhouse Improvements	0.00	100.00
Improvements - Other	0.00	0.00
Total Improvements	0.00	600.00
Insurance-HOA Liability	752.00	750.00
Insurance, D&O	3,057.00	3,101.00
Lawn Maintenance	1,200.00	1,800.00
Legal-Attorney Fees	1,282.20	0.00
Mailings	128.00	200.00
Misc	0.00	0.00
Miscellaneous		
ACC Office Supplies	0.00	100.00
Check Printing Charge	0.00	0.00
Copying	0.00	50.00
Garbage Bags	0.00	0.00
Gifts	0.00	0.00
Legal Records	0.00	100.00
Office Supplies	0.00	120.00
Plaque	0.00	0.00
Printer Cart.	0.00	0.00
Software	0.00	300.00
Website Domain	0.00	0.00
Website Hosting Fee	0.00	180.00
Miscellaneous - Other	50.00	0.00
Total Miscellaneous	50.00	850.00
Neighborhood Watch	89.38	0.00
PEC Electricity	1,395.30	1,400.00
Reconciliation Discrepancies	0.06	0.00
Taxes	2,093.67	2,000.00
Uncategorized Expenses	0.00	0.00
Web Hosting Fees	139.40	0.00
Webmaster Fees	0.00	0.00
Webpage Fees	0.00	0.00
Total Expense	16,403.98	17,376.00
Net Ordinary Income	-9,127.09	-14,791.00
Other Income/Expense		
Other Expense		
BadChecks	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	0.00	0.00
Net Income	-9,127.09	-14,791.00



COMMITTEE ACTIVITY REPORT

Date: November 2018

Architectural Committee

Chairperson: Janis Hasselberger 856-905-7810

525 Canyon Gap, Mr. & Mrs. Raska, approval for a guest house.

111 Meadow View, Laura Wondercheck, approval for deck for new house.

100 Arrowhead, Mr. & Mrs. Beall, approval for an addition to existing home.

401 Mission Trail, Mr. Canaan, exchanged emails - 3 lots have been combined, and he is working on a new survey. Submitted preliminary building plans. House will face Saddleridge, so the address will change from Mission Trail to Saddleridge Drive. Asked him to please contact Bob Eastlake with updated address info when available.

Maintenance Committee

Chairperson: Ron Roberts 830-613-6160

Repaired water leak in the Clubhouse well pump house, and bypassed and removed the old inoperative water softener. Replaced one porchlight bulb.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

There were 3 paid rentals for the previous month.

Neighborhood Watch Committee

Chairperson: Sheryl Martin 559-779-5510

Nothing to report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Nothing to report.