



MINUTES
SPOA BOARD MEETING
November 15, 2021

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 via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – Lon Howard submitted the Treasurer's Report for approval via earlier email from the SPOA Bookkeeper. The Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report for approval via earlier email. The Committee Report was approved as submitted.

- **Unfinished Business:**

- Covenants Section 3.01 Compliance Issue – A Covenants compliance legal action is now in process for one property regarding continued violation of certain ACC rules. The first step in the legal process (a Certified letter as mandated by the Texas Property Code) has been delivered. The next step in the legal process will begin soon.

This item will remain open.

- Annual SPOA Board Election -- The annual SPOA Board election for the 2022 term is complete. The five residents running for the four Board positions were incumbents George Graham, Steve Amos, Dr. Bob Pyle, & Lon Howard; and first-timer Laura Wondercheck. The four incumbents were reelected in a close race. A big thank you to all property owners who voted.

The 2022 Board members and their positions are:

Steve Amos – President

Dr. Bob Pyle – Vice President

Lon Howard – Treasurer

George Graham - Secretary

Due to the fact that the Board members and positions did not change from last year, there is no need to submit any revised documents to Ozona Bank, Broadway Bank, or the Hays County Records Clerk.

- This item will now be closed.

- **New Business:**

- SPOA 2022 Annual Dues -- The SPOA 2022 Dues Invoices will be mailed to all residents at their address on record around the end of November. The mailing will include both the invoice and a stamped return envelope. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments are due by January 1, 2022. This item will remain open.

The meeting was adjourned at 7:30 PM.

SPOA
Balance Sheet
As of October 31, 2021

	<u>Oct 31, 21</u>	<u>Oct 31, 20</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Broadway Bank CD 7439	52,461.26	51,322.34	1,138.92
Broadway Bank CD 7440	25,696.49	25,138.63	557.86
Ozona Checking	24,953.72	21,501.74	3,451.98
Ozona Money Market	16,729.66	16,722.69	6.97
Total Checking/Savings	<u>119,841.13</u>	<u>114,685.40</u>	<u>5,155.73</u>
Accounts Receivable			
Accounts Receivable	-877.09	-588.59	-288.50
Total Accounts Receivable	<u>-877.09</u>	<u>-588.59</u>	<u>-288.50</u>
Total Current Assets	<u>118,964.04</u>	<u>114,096.81</u>	<u>4,867.23</u>
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>199,464.04</u>	<u>194,596.81</u>	<u>4,867.23</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	99,346.89	88,668.08	10,678.81
Net Income	-10,706.25	-4,894.67	-5,811.58
Total Equity	<u>199,464.04</u>	<u>194,596.81</u>	<u>4,867.23</u>
TOTAL LIABILITIES & EQUITY	<u>199,464.04</u>	<u>194,596.81</u>	<u>4,867.23</u>

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through October 2021

	Jan - Oct 21	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	400.00	100.00
HOA Dues Collected	4,320.00	413.00
Interest Assessed Fees	16.76	84.25
Interest Income	20.41	191.14
Resale Cert. Fee	500.00	400.00
Transfer Fees	750.00	350.00
Uncategorized Income	0.00	0.03
Total Income	6,007.17	1,538.42
Expense		
Accounting		
Accounting-Bookkeeper	2,009.40	1,871.42
Total Accounting	2,009.40	1,871.42
Annual Septic Contract	0.00	245.00
Bank Charges		
Safe Deposit Box	40.00	40.00
Service Charges	0.00	10.48
Total Bank Charges	40.00	50.48
Clubhouse Expenses		
Cleaning	84.29	100.00
Cleaning Supplies	0.00	32.45
Furnishings	379.21	162.31
Garbage Bags	33.95	
Insurance	373.10	373.10
Maintenance Labor	1,536.12	105.51
Misc	0.00	800.31
Pest Control	389.71	308.52
Plumbing Repairs	252.77	60.28
Repairs	71.20	224.32
Septic Cleaning and Service	245.00	
Trash	309.63	343.83
Total Clubhouse Expenses	3,674.98	2,510.63
Food for Saddleridge Meetings		
Food for Annual BBQ	218.55	903.33
Neighborhood Watch	98.78	178.63
Total Food for Saddleridge Meetings	317.33	1,081.96
Improvements		
Landscaping		
Entrance	786.51	7.00
Landscaping - Other	0.00	215.56
Total Landscaping	786.51	222.56
Total Improvements	786.51	222.56
Insurance-HOA Liability	884.00	3,809.00
Insurance, D&O	2,355.00	
Lawn Maintenance	1,642.42	1,300.00
Legal-Attorney Fees	3,100.45	
Mailings		
Box 924	0.00	0.00
Mailings - Other	331.88	55.00
Total Mailings	331.88	55.00
Misc	0.00	9.64

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
January through October 2021

	<u>Jan - Oct 21</u>	<u>Budget</u>
Miscellaneous		
ACC Office Supplies	107.11	
Legal Records	26.00	
Office Supplies	40.00	
Total Miscellaneous	<u>173.11</u>	
PEC Electricity	1,398.34	1,428.97
Taxes	0.00	2,536.80
Web Hosting Fees	0.00	367.40
Total Expense	<u>16,713.42</u>	<u>15,488.86</u>
Net Ordinary Income	<u>-10,706.25</u>	<u>-13,950.44</u>
Net Income	<u>-10,706.25</u>	<u>-13,950.44</u>



COMMITTEE ACTIVITY REPORT

Date: November 2021

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved the following: 777 Saddleridge - water storage tank, well shed, sail shade canopy.
705 Saddleridge - stairs to swimming pool, water collection tank.
695 Saddleridge - solar panels.
815 Saddleridge - *For Sale By Owner* signs.
100 Saddleridge - storage shed.
500 Saddleridge - storage shed.
121 Canyon Gap - roof addition.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced the "Private Park" sign by the Clubhouse driveway entrance. Replaced 2 dead light bulbs in Clubhouse main room. Removed all Clubhouse vinyl blinds – new aluminum blinds have been ordered.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

There is one scheduled reservation this month; nothing yet for December.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the October Board meeting minutes. Removed the Board Election ballot and notice from the web site.