



MINUTES
SPOA BOARD MEETING
November 21, 2022

Open Forum 6:30 PM

As there were no Open Forum items, the meeting was started early.

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** – Laura Wondercheck 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 Compliance Issue – 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 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.

February Update: The Petition has been filed with the appropriate Hays County court. The next step is delivery of the Court papers to the property owner.

March Update: The Court papers were delivered late February, with a month then allowed for the owners to file a written answer with the Court.

April Update: A motion for a default judgement was filed with the Court, and are now awaiting Court scheduling for either a judgement or hearing.

May Update: A Hays County court hearing to grant a default judgement is scheduled for May 18.

June/July Update: On May 18th 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. We are now awaiting communication

from the SPOA lawyer regarding the next step in the enforcement process.

August 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.

September/October/November Update: The SPOA has begun foreclosure proceedings on the court-granted judgement lien on the property. A status report has been requested from the SPOA lawyer.

This item will remain open.

- Annual SPOA Board Election – The annual SPOA Board election for the 2023 term is now complete. This year the election was performed via 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. Election notices were distributed from ElectionBuddy via email to residents on October 5th with instructions on how to vote, and a link to go to the ballot. An automated reminder was sent on October 19 to those who have not yet voted. Voter turnout was an impressive 50%!

The five residents running for the four Board positions were incumbents George Graham, Steve Amos, and Dr. Bob Pyle; first-timer Laura Wondercheck; and previous Board member Rick Allen.

The elected 2023 Board members and their positions are:

Steve Amos – President

Dr. Bob Pyle – Vice President

Laura Wondecheck – Treasurer

George Graham - Secretary

Secretary George Graham has submitted the necessary documents to Ozona Bank & Broadway Bank, and has filed the new SPOA Management Certificate with the Hays County Clerk and the Texas Real Estate Commission. The Saddleridge web site has been updated with the new Board member info.

A big thank you to all property owners who voted.

This item will now be closed.

- SPOA Fall Picnic –The 2022 SPOA Fall Picnic occurred as scheduled on Saturday November 12th from Noon until 2:00 PM. As planned, it was a simple get-together with no agenda; other than to hang out with your neighbors and eat hot dogs, chips, beans, and drinks. Although event attendance was a bit lower than hopes (probably due to the chilly weather), it was still considered successful; with a number of both new and long-time residents attending. A big thanks to the Board and Committee members who performed shopping, cooking, setup and teardown duties.

This item will now be closed.

- Dark Sky Compliant Entrance Lighting – The Wimberley Dark Sky lighting regulations passed a few years ago mandate lighting that complies to said regulations. The current Saddleridge entrance lighting is not compliant; and must be brought into compliance by mid-2023. If not, the SPOA could face fines levied by the City.

Four reputable local outdoor lighting design & installation vendors were identified and contacted; and each was asked for ideas (leading hopefully

to a cost proposal) for the design and installation of compliant lighting. Only two of the vendors replied; asking for more details. Those two vendors have now said they are not interested in this "small" job. Most likely this will end up being a "do it ourselves" project, and will probably be accomplished simply by using dimmer bulbs in the entrance light fixtures.

Further research is ongoing.

This item will remain open.

- **New Business:**

- No New Business

The meeting was adjourned at 7:05 PM.

SPOA
Balance Sheet
As of October 31, 2022

	<u>Oct 31, 22</u>	<u>Oct 31, 21</u>
ASSETS		
Current Assets		
Checking/Savings		
Broadway Bank CD 7439	53,375.80	52,461.26
Broadway Bank CD 7440	26,144.45	25,696.49
Ozona Checking	29,515.66	24,857.72
Ozona Money Market	16,738.74	16,730.37
Total Checking/Savings	<u>125,774.65</u>	<u>119,745.84</u>
Accounts Receivable		
Accounts Receivable	-974.50	-877.09
Total Accounts Receivable	<u>-974.50</u>	<u>-877.09</u>
Other Current Assets		
Undeposited Funds	96.00	96.00
Total Other Current Assets	<u>96.00</u>	<u>96.00</u>
Total Current Assets	124,896.15	118,964.75
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>
TOTAL ASSETS	<u>205,396.15</u>	<u>199,464.75</u>
LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	102,692.44	99,346.89
Net Income	-8,119.69	-10,705.54
Total Equity	<u>205,396.15</u>	<u>199,464.75</u>
TOTAL LIABILITIES & EQUITY	<u>205,396.15</u>	<u>199,464.75</u>

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through October 2022

	Jan - Oct 22	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	325.00	100.00
HOA Dues Collected	5,064.02	96.00
Interest Assessed Fees	91.39	65.78
Interest Income	21.09	23.20
Resale Cert. Fee	650.00	500.00
Transfer Fees	1,029.00	400.00
Total Income	7,180.50	1,184.98
Gross Profit	7,180.50	1,184.98
Expense		
Accounting		
Accounting-Bookkeeper	2,200.00	1,882.20
Total Accounting	2,200.00	1,882.20
Bank Charges		
Safe Deposit Box	40.00	40.00
Total Bank Charges	40.00	40.00
Clubhouse Expenses		
Cleaning	0.00	150.00
Heating and AC	0.00	215.00
Insurance	373.10	373.10
Pest Control	340.98	292.28
Repairs	0.00	214.68
Septic Cleaning and Service	275.00	370.00
Trash	468.57	469.89
Total Clubhouse Expenses	1,457.65	2,084.95
Food for Saddleridge Meetings	270.40	
Improvements		
Landscaping		
Entrance	0.00	2,126.91
Lighting	0.00	926.00
Total Landscaping	0.00	3,052.91
Total Improvements	0.00	3,052.91
Insurance-HOA Liability	945.00	842.00
Insurance, D&O	2,467.00	2,243.00
Lawn Maintenance	1,110.00	1,680.00
Legal-Attorney Fees	5,146.97	
Mailings		
Box 924	0.00	0.00
Mailings - Other	14.76	20.85
Total Mailings	14.76	20.85
Miscellaneous		
ACC Office Supplies	0.00	18.59
Office Supplies	94.35	0.00
Website Domain	168.95	
Miscellaneous - Other	0.00	6.05
Total Miscellaneous	263.30	24.64
PEC Electricity	1,385.11	1,162.85
Taxes	0.00	0.00
Web Hosting Fees	0.00	246.25
Total Expense	15,300.19	13,279.65
Net Ordinary Income	-8,119.69	-12,094.67
Net Income	-8,119.69	-12,094.67



COMMITTEE ACTIVITY REPORT

Date: November 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved mailbox for 410 Canyon Gap.

Approved pool for 121 Canyon Gap.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Nothing to report.

Landscape Committee

Chairperson: John Savage 432-352-5031

Did not report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Clubhouse has been rented 3 times since the previous Board Meeting.

Website Committee

Chairperson: Joe Williams 512-750-4274

Removed all 2023 SPOA Board Election data, notices, and links from the website home page.

Added the current Board Meeting notice, prior Meeting minutes, and new SPOA Management Certificate. Revised the Board and Committee members contact data with changes from the Board election.

Continued work on adding an electronic Dues payment functionality to the web site.