



**MINUTES**  
**SPOA BOARD MEETING**  
**November 20, 2023**

Note that SPOA Board Treasurer Dr. Bob Pyle recently passed away. Dr. Bob had been a staunch supporter, volunteer, and Board member for Saddleridge for many years. His presence will be greatly missed. The SPOA will be searching for a replacement Board member to serve the remainder of Dr. Bob's term.

**Open Forum 6:30 PM**

The Holiday Entrance Decorating Committee chair, Tom Campbell, delivered the receipts for the decorating supplies, and reported that the decorating was completed successfully on October 18th.

**Board Meeting 7:00 PM**

- **Review and Approval of Minutes** – SPOA Secretary George Graham submitted the previous month's Meeting Minutes for approval via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – The previous month's Treasurer's Report was submitted for approval by the SPOA Bookkeeper (Marla Koosed) and temporary SPOA Treasurer (George Graham). The Treasurer's Report was approved as submitted.
- **Committee Activity Report** – SPOA Secretary 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.

On May 18, 2022 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.

August 2022 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 2023 Update: The District Clerk for Hays County is scheduled to issue a Writ of Execution to submit to the Hays County constable to legally "seize" the lot – apparently this is not a fast process. Once that is done, the process for sale of the lot at public auction can move forward.

This item will remain open.

- 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.

We are currently in contact with another electrician/company (Aqua LED) who is interested in the project, has great Saddleridge resident references, and has provided an estimate for consideration. After clarifying a few points on their estimate, the Board voted to give this contractor the job. We are now awaiting the work to be scheduled with the contractor.

This item will remain open.

- Annual SPOA Board Election – The annual SPOA Board election for the 2024 term is now complete. This year the election was again 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 5<sup>th</sup> with instructions on how to vote, and a link to go to the ballot. An automated reminder was sent on October 26 to those who have not yet voted. Voter turnout was an impressive 51%!

The four residents running for the four Board positions were all incumbents George Graham, Steve Amos, and Dr. Bob Pyle, and Laura Wondercheck.

The elected 2024 Board members and their positions are:

Laura Wondecheck – President

Steve Amos – Vice President

Dr. Bob Pyle – Treasurer

George Graham - Secretary

Secretary George Graham has submitted the necessary documents to Ozona Bank & Broadway Bank, and the new SPOA Management Certificate was filed 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.

- **New Business:**

- **w Business:**

- SPOA 2024 Annual Dues -- The SPOA 2024 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, 2024. As with last year, there will be an option to pay Dues via a credit

card or PayPal/Venmo. Instructions for doing such will be again included with the Dues invoice mailing.

This item will remain open.

The meeting was adjourned at 7:35 PM.

# Saddleridge Property Owners Association

## Balance Sheet - Modified Cash Basis

As of September 30, 2023

	<u>Oct 31, 2023</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Ozona Checking	23,594.57
Ozona Money Market	16,803.74
Broadway Bank CD 7439	53,703.17
Broadway Bank CD 7440	26,304.82
<b>Total Checking/Savings</b>	<u>120,406.30</u>
<b>Accounts Receivable</b>	
Accounts Receivable	0.00
<b>Total Accounts Receivable</b>	<u>0.00</u>
<b>Total Current Assets</b>	120,406.30
<b>Fixed Assets</b>	
<b>Saddleridge Property</b>	
Building	63,918.00
Land	7,102.00
Property Improvements	17,131.00
<b>Total Saddleridge Property</b>	<u>88,151.00</u>
<b>Total Fixed Assets</b>	<u>88,151.00</u>
<b>TOTAL ASSETS</b>	<u><u>208,557.30</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Deferred Revenue	134.00
<b>Total Current Liabilities</b>	<u>134.00</u>
<b>Total Liabilities</b>	134.00
<b>Equity</b>	
Retained Earnings	221,987.16
Net Income	(13,563.86)
<b>Total Equity</b>	<u>208,423.30</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>208,557.30</u></u>

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
year-to-date through September 2023

	<u>Jan 23</u>	<u>Feb 23</u>	<u>Mar 23</u>	<u>Apr 23</u>	<u>May 23</u>	<u>Jun 23</u>	<u>Jul 23</u>	<u>Aug 23</u>	<u>Sep 23</u>	<u>Oct 23</u>
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
Clubhouse Usage Fee	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOA Dues Collected	\$ 4,620.00	\$ 288.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Assessed Fees	\$ -	\$ (167.52)	\$ 16.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Resale Cert. Fee	\$ 100.00	\$ 100.00	\$ 50.00	\$ -	\$ 150.00	\$ -	\$ -	\$ 50.00	\$ 50.00	\$ -
Transfer Fees	\$ 50.00	\$ (50.00)	\$ 50.00	\$ 50.00	\$ 100.00	\$ -	\$ -	\$ -	\$ 50.00	\$ -
Interest Income	\$ 4.06	\$ 3.88	\$ 8.90	\$ 16.51	\$ 16.67	\$ 5.85	\$ 25.76	\$ 224.48	\$ 14.65	\$ 5.25
Uncategorized Income	\$ 17.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Income</b>	<u>\$ 4,791.34</u>	<u>\$ 249.36</u>	<u>\$ 125.15</u>	<u>\$ 66.51</u>	<u>\$ 266.67</u>	<u>\$ 5.85</u>	<u>\$ 25.76</u>	<u>\$ 274.48</u>	<u>\$ 114.65</u>	<u>\$ 5.25</u>
<b>Expense</b>										
<b>Accounting</b>										
Accounting-Bookkeeper	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ 200.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ -
<b>Total Accounting</b>	<u>\$ 200.00</u>	<u>\$ 200.00</u>	<u>\$ -</u>	<u>\$ 200.00</u>	<u>\$ 200.00</u>	<u>\$ 220.00</u>	<u>\$ 220.00</u>	<u>\$ 220.00</u>	<u>\$ 220.00</u>	<u>\$ -</u>
<b>Bank Charges</b>										
Safe Deposit Box	\$ 40.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Service Charges	\$ 68.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Bank Charges</b>	<u>\$ 108.63</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Clubhouse Expenses</b>										
Cleaning Labor	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409.38	\$ -
Maintenance Labor	\$ -	\$ 3,409.88	\$ -	\$ 1,353.13	\$ -	\$ -	\$ -	\$ -	\$ 135.31	\$ -
Pest Control	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ -	\$ -
Trash	\$ -	\$ 192.46	\$ -	\$ -	\$ 192.46	\$ -	\$ -	\$ 221.32	\$ -	\$ 221.32
<b>Total Clubhouse Expenses</b>	<u>\$ 300.00</u>	<u>\$ 3,721.42</u>	<u>\$ -</u>	<u>\$ 1,353.13</u>	<u>\$ 311.54</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 340.40</u>	<u>\$ 544.69</u>	<u>\$ 221.32</u>
Electricity - PEC	\$ 142.00	\$ 194.00	\$ 141.00	\$ 131.00	\$ 129.00	\$ 130.00	\$ 134.00	\$ 161.00	\$ 139.00	\$ 139.00
Insurance - Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,584.00	\$ -	\$ -	\$ -	\$ -
Insurance - D&O	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996.00	\$ -	\$ -	\$ -
Lawn Maintenance	\$ -	\$ 200.00	\$ -	\$ -	\$ 200.00	\$ 320.00	\$ 320.00	\$ 200.00	\$ -	\$ -
Legal - Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ 245.00	\$ -	\$ 175.00	\$ -	\$ 1,295.00	\$ 2,318.56
<b>Miscellaneous Expenses</b>										
ACC Office Supplies	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118.28	\$ -	\$ 105.00
Office Expenses	\$ -	\$ 12.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179.40	\$ 29.00
<b>Total Miscellaneous Expenses</b>	<u>\$ 100.00</u>	<u>\$ 12.14</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 118.28</u>	<u>\$ 179.40</u>	<u>\$ 134.00</u>
Postage and Delivery	\$ 8.13	\$ -	\$ 8.13	\$ 16.26	\$ 20.73	\$ -	\$ -	\$ -	\$ 17.12	\$ -
<b>Total Expense</b>	<u>\$ 858.76</u>	<u>\$ 4,327.56</u>	<u>\$ 149.13</u>	<u>\$ 1,700.39</u>	<u>\$ 1,106.27</u>	<u>\$ 3,254.00</u>	<u>\$ 1,845.00</u>	<u>\$ 1,039.68</u>	<u>\$ 2,395.21</u>	<u>\$ 2,812.88</u>
<b>Net Income</b>	<u>\$ 3,932.58</u>	<u>\$ (4,078.20)</u>	<u>\$ (23.98)</u>	<u>\$ (1,633.88)</u>	<u>\$ (839.60)</u>	<u>\$ (3,248.15)</u>	<u>\$ (1,819.24)</u>	<u>\$ (765.20)</u>	<u>\$ (2,280.56)</u>	<u>\$ (2,807.63)</u>

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
 year-to-date through September 2023

<u>TOTAL</u>
\$ 75.00
\$ 4,908.00
\$ (151.27)
\$ 500.00
\$ 250.00
\$ 326.01
\$ 17.28
<u>\$ 5,925.02</u>
<u>\$ 1,680.00</u>
\$ 1,680.00
\$ 40.00
\$ 68.63
<u>\$ 108.63</u>
\$ 300.00
\$ 409.38
\$ 4,898.32
\$ 357.24
<u>\$ 827.56</u>
\$ 6,792.50
\$ 1,440.00
\$ 2,584.00
\$ 996.00
\$ 1,240.00
\$ 4,033.56
\$ -
\$ 323.28
<u>\$ 220.54</u>
\$ 112.14
<u>\$ 70.37</u>
<u>\$ 19,488.88</u>
<u><u>\$ (13,563.86)</u></u>

# Saddleridge Property Owners Association

## Budget vs Actual - Modified Cash Basis

year-to-date through September 2023

	<u>Jan - Oct 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Clubhouse Usage Fee	\$ 75.00	\$ 350.00	\$ (275.00)	21.43%
HOA Dues	\$ 4,908.00	\$ 4,812.00	\$ 96.00	102.0%
Interest Assessed Fees	\$ (151.27)	\$ 100.00	\$ (251.27)	(151.27%)
Resale Cert. Fee	\$ 500.00	\$ 650.00	\$ (150.00)	76.92%
Transfer Fees	\$ 250.00	\$ 804.00	\$ (554.00)	31.1%
Interest Income	\$ 326.01	\$ 21.09	\$ 304.92	1,545.8%
Uncategorized Income	\$ 17.28	\$ -	\$ 17.28	100.0%
<b>Total Income</b>	<u>\$ 5,925.02</u>	<u>\$ 6,737.09</u>	<u>\$ (812.07)</u>	<u>87.95%</u>
<b>Expense</b>				
<b>Accounting</b>				
Accounting-Bookkeeper	\$ 1,680.00	\$ 2,200.00	\$ (520.00)	76.36%
<b>Total Accounting</b>	<u>\$ 1,680.00</u>	<u>\$ 2,200.00</u>	<u>\$ (520.00)</u>	<u>76.36%</u>
<b>Bank Charges</b>				
Safe Deposit Box	\$ 40.00	\$ 40.00	\$ -	100.0%
Service Charges	\$ 68.63	\$ -	\$ 68.63	100.0%
<b>Total Bank Charges</b>	<u>\$ 108.63</u>	<u>\$ 40.00</u>	<u>\$ 68.63</u>	<u>271.58%</u>
<b>Clubhouse Expenses</b>				
Cleaning Labor	\$ 300.00	\$ -	\$ 300.00	100.0%
Insurance	\$ 409.38	\$ 373.10	\$ 36.28	109.72%
Maintenance Labor	\$ 4,898.32	\$ -	\$ 4,898.32	100.0%
Pest Control	\$ 357.24	\$ 340.98	\$ 16.26	104.77%
Repairs	\$ -	\$ 150.00	\$ (150.00)	0.0%
Septic Cleaning and Service	\$ -	\$ 275.00	\$ (275.00)	0.0%
Trash	\$ 827.56	\$ 570.00	\$ 257.56	145.19%
<b>Total Clubhouse Expenses</b>	<u>\$ 6,792.50</u>	<u>\$ 1,709.08</u>	<u>\$ 5,083.42</u>	<u>397.44%</u>
Electricity - PEC	\$ 1,440.00	\$ 1,385.11	\$ 54.89	103.96%
Food for Saddleridge Mtgs	\$ -	\$ 270.00	\$ (270.00)	0.0%
Insurance - D&O	\$ 2,584.00	\$ 2,467.00	\$ 117.00	104.74%
Insurance - Liability	\$ 996.00	\$ 945.00	\$ 51.00	105.4%
Lawn Maintenance	\$ 1,240.00	\$ 1,110.00	\$ 130.00	111.71%
Legal-Attorney Fees	\$ 4,033.56	\$ 1,925.00	\$ 2,108.56	209.54%
<b>Miscellaneous Expenses</b>				
ACC Office Supplies	\$ 323.28	\$ -	\$ 323.28	100.0%
Office Supplies	\$ 41.14	\$ 94.35	\$ (53.21)	43.6%
Web Hosting Fees	\$ -	\$ -	\$ -	0.0%
Website Domain	\$ 179.40	\$ 168.95	\$ 10.45	106.19%
<b>Total Miscellaneous Expenses</b>	<u>\$ 543.82</u>	<u>\$ 263.30</u>	<u>\$ 280.52</u>	<u>206.54%</u>
Post Office Box	\$ -	\$ -	\$ -	0.0%
Postage and Delivery	\$ 70.37	\$ 14.76	\$ 55.61	476.76%
Taxes - Property	\$ -	\$ -	\$ -	0.0%
<b>Total Expense</b>	<u>\$ 19,488.88</u>	<u>\$ 12,329.25</u>	<u>\$ 7,159.63</u>	<u>158.07%</u>
<b>Net Income</b>	<u>\$ (13,563.86)</u>	<u>\$ (5,592.16)</u>	<u>\$ (7,971.70)</u>	<u>242.55%</u>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.



## COMMITTEE ACTIVITY REPORT

Date: November 2023

### Architectural Committee

**Chairperson:** Brad Thompson 210-241-4774

Nothing to report.

### Maintenance Committee

**Chairperson:** George Graham 903-449-2977

Replaced one inoperative GFCI electrical outlet at the Saddleridge entrance – discovered during Christmas decoration installation.

### Landscape Committee

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

Nothing to report.

### Clubhouse Committee

**Chairperson:** Linda Rivera 512-214-1565

Nothing to report.

### Website Committee

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

Added the previous approved Board meeting minutes to website documents list.

Replaced the previous month's Board meeting notice with the current version on the website.

Maintain Saddleridge.com email addresses.

Added new SPOA Management Certificate to the documents list.

Edited some SPOA Committee contact information (new phone numbers; new ACC member)