



**MINUTES**  
**SPOA BOARD MEETING**  
**November 18, 2024**

**Open Forum 6:30 PM**

Two property owners attended to observe the meeting. One of the attendees asked about possible Covenant violations regarding Lot 16. The Board members advised him of recent activity and Board actions regarding that property (reference the October 2024 SPOA Board Meeting Minutes for details).

**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 the SPOA Treasurer (Charles Lundelius) via earlier email. 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; Lot 23 – 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 2022 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.

January 2024 Update: The District Clerk for Hays County issued a Writ of Execution, which was delivered to the property owners by the Hays County

constable to legally “seize” the lot for further foreclosure actions. However, the property owners have since covered the financial restitution as mandated in the Writ, so a foreclosure option is no longer available.

The property owners have not yet brought the property itself into compliance with the SPOA Covenants. The Board attempted to schedule a follow-on meeting with the property owners to ascertain their plans for compliance; but was unsuccessful. The SPOA lawyer has prepared and submitted a follow-on court filing to legally push the property owners into bringing the property into compliance with the May 2022 Court judgement. The court informed the SPOA lawyer that this follow-on filing will have to be served to the property owner in person via a process server. The SPOA lawyer has arranged such; but the documents have not yet been served, as the owners cannot be located at this time.

November 2024 Update: Due to the fact that the property owners cannot be located at this time, this item will be temporarily closed until such time that further developments occur. The Board will continually monitor this item, and will reopen this item as necessary for any further legal progress and/or infractions.

- Annual SPOA Board Election – The annual SPOA Board election for the 2025 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 about four hundred dollars of election expenses (printing, envelopes, and 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 21 to those who have not yet voted. Voter turnout was an impressive 44%!

The four residents running for the four Board positions were all incumbents; Steve Amos, George Graham, Charles Lundelius, and Laura Wondercheck.

The elected 2025 Board members and their positions are:

Laura Wondercheck – President	Steve Amos – Vice President
Charles Lundelius – Treasurer	George Graham - Secretary

Due to the fact that there were no changes to the Board members or their positions from last year, no revised SPOA Management Certificate or Bank Letters were needed.

A big thank you to all property owners who voted.

This item will now be closed.

- 2025 SPOA Dues Collection – The SPOA 2025 Dues Invoices will be emailed to all residents at their email addresses of record the end of November. A decision was made to attempt electronic invoices this year to save considerable money on the Dues collection process (postage, printing, and envelopes). The email will include attached files of the invoice, and instructions on how to pay Dues via a credit card or PayPal/Venmo through the Saddleridge web site. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments will be due by January 1, 2025. An initial note explaining this

new process was emailed mid-November. Owners who desire the usual paper invoice may request such at any time. Paper invoices will be mailed to all property owners for which the SPOA has no email contact info.

This item will remain open.

- **New Business:**

- Discuss and Potentially Take Action Concerning Restrictive Covenant Violations in the Community – A Saddleridge Covenants compliance action is under consideration for Lot 108 regarding continued violation of a certain section of the Saddleridge Covenants. The first step in the process has been completed; delivery of a USPS-Certified letter as mandated by Section 209 of the Texas Property Code (delivered on Sept. 27<sup>th</sup>) giving notice of the violation, and allowing the owners to request a hearing before the Board within 30 days of the receipt of the letter. At the time of this meeting, the lot owner has neither cured the violation nor requested a hearing before the Board.

After Board discussion on the matter, a motion was made to proceed with enforcement action against the owners of Lot 108 to secure compliance with the Covenants and remedy the violation cited in the previously-delivered notice. The motion was seconded, and then put to a Board vote. The motion was approved by a vote of four to zero.

This item will remain open.

The meeting was adjourned at 7:20 PM.

# Saddleridge Property Owners Association

## Balance Sheet - Modified Cash Basis

As of October 31, 2024

	<u>Oct 31, 2024</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Ozona Checking	1,895.99
Ozona Money Market	25,306.43
Broadway Bank CD	93,065.40
<b>Total Checking/Savings</b>	<u>\$ 120,267.82</u>
<b>Accounts Receivable</b>	
Accounts Receivable	500.00
<b>Total Accounts Receivable</b>	<u>\$ 500.00</u>
<b>Total Current Assets</b>	<u>\$ 120,767.82</u>
<b>Fixed Assets</b>	
<b>Saddleridge Property</b>	
Building	63,918.00
Land	7,102.00
Property Improvements	27,537.57
<b>Total Saddleridge Property</b>	<u>\$ 98,557.57</u>
<b>Total Fixed Assets</b>	<u>\$ 98,557.57</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 219,325.39</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	350.00
Deferred Dues Payments	236.00
<b>Total Current Liabilities</b>	<u>\$ 586.00</u>
<b>Total Liabilities</b>	<u>\$ 586.00</u>
<b>Equity</b>	
Retained Earnings	223,978.18
Net Income	(5,238.79)
<b>Total Equity</b>	<u>\$ 218,739.39</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 219,325.39</u></u>

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
year-to-date through October, 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	TOTAL
<b>Ordinary Income/Expense</b>											
<b>Income</b>											
HOA Dues	-	(96.00)	-	-	-	-	-	-	-	-	(96.00)
Interest Assessed Fees	2,470.15	11.63	-	-	-	-	-	-	-	-	2,481.78
Resale Cert. Fee	-	50.00	50.00	-	-	-	50.00	50.00	-	250.00	450.00
Transfer Fees	-	50.00	50.00	-	-	-	50.00	50.00	-	250.00	450.00
Clubhouse Usage Fee	100.00	-	-	-	-	-	-	-	-	-	100.00
Judgment Revenue	7,771.97	-	-	-	-	-	-	-	-	-	7,771.97
Interest Income	22.97	25.10	25.10	23.76	24.06	23.02	23.42	4,079.42	19.74	19.87	4,286.46
<b>Total Income</b>	<b>\$ 10,365.09</b>	<b>\$ 40.73</b>	<b>\$ 125.10</b>	<b>\$ 23.76</b>	<b>\$ 24.06</b>	<b>\$ 23.02</b>	<b>\$ 123.42</b>	<b>\$ 4,179.42</b>	<b>\$ 19.74</b>	<b>\$ 519.87</b>	<b>\$ 15,444.21</b>
<b>Expense</b>											
<b>Bank Charges</b>											
Safe Deposit Box	40.00	-	-	-	-	-	-	-	-	-	40.00
Merchant Fees/Svc Chg	83.99	-	-	-	-	-	-	-	-	-	83.99
<b>Total Bank Charges</b>	<b>\$ 123.99</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 123.99</b>
<b>Billable Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>930.00</b>	<b>308.00</b>	<b>1,430.87</b>	<b>-</b>	<b>\$ 790.00</b>	<b>\$ 58.08</b>	<b>\$ 562.50</b>	<b>4,079.45</b>
<b>Clubhouse Expenses</b>											
Cleaning Labor	-	100.00	-	-	-	(300.00)	-	-	-	-	(200.00)
Clubhouse Insurance	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maint - Supplies	-	43.28	-	41.25	-	75.58	-	99.18	-	-	259.29
Pest Control	-	119.08	-	-	119.08	-	-	119.08	-	-	357.24
Septic Cleaning and Service	-	265.00	-	-	-	-	-	-	-	-	265.00
Trash	305.66	(221.32)	-	-	84.34	-	-	84.34	-	-	253.02
<b>Total Clubhouse Expenses</b>	<b>\$ 305.66</b>	<b>\$ 306.04</b>	<b>\$ -</b>	<b>\$ 41.25</b>	<b>\$ 203.42</b>	<b>\$ (224.42)</b>	<b>\$ -</b>	<b>\$ 302.60</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 934.55</b>
<b>Electricity</b>	<b>178.00</b>	<b>253.00</b>	<b>147.00</b>	<b>126.00</b>	<b>126.00</b>	<b>129.00</b>	<b>130.00</b>	<b>130.00</b>	<b>130.00</b>	<b>129.00</b>	<b>1,478.00</b>
<b>Insurance - Liability</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,371.00</b>	<b>-</b>	<b>2,371.00</b>
<b>Insurance - D&amp;O</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,278.00</b>	<b>-</b>	<b>2,278.00</b>
<b>Post Office Box</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Postage and Delivery</b>	<b>-</b>	<b>17.46</b>	<b>-</b>	<b>35.93</b>	<b>17.46</b>	<b>8.73</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>79.58</b>
<b>Professional Fees</b>											
Accounting	-	440.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,200.00
Legal	1,239.00	-	2,022.37	15.00	10.00	-	(10.00)	225.00	-	225.00	3,726.37
<b>Total Professional Fees</b>	<b>\$ 1,239.00</b>	<b>\$ 440.00</b>	<b>\$ 2,242.37</b>	<b>\$ 235.00</b>	<b>\$ 230.00</b>	<b>\$ 220.00</b>	<b>\$ 210.00</b>	<b>\$ 445.00</b>	<b>\$ 220.00</b>	<b>\$ 445.00</b>	<b>5,926.37</b>
<b>Repairs &amp; Maintenance</b>											
Repairs & Maintenance - Labor	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500.00
Lawn Maintenance	200.00	-	200.00	220.00	220.00	400.00	570.00	-	350.00	350.00	2,510.00
<b>Total Repairs &amp; Maintenance</b>	<b>\$ 200.00</b>	<b>\$ -</b>	<b>\$ 700.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 400.00</b>	<b>\$ 570.00</b>	<b>\$ -</b>	<b>\$ 350.00</b>	<b>\$ 350.00</b>	<b>3,010.00</b>

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

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
year-to-date through October, 2024

	<b>Jan 24</b>	<b>Feb 24</b>	<b>Mar 24</b>	<b>Apr 24</b>	<b>May 24</b>	<b>Jun 24</b>	<b>Jul 24</b>	<b>Aug 24</b>	<b>Sep 24</b>	<b>Oct 24</b>	<b>TOTAL</b>
<b>Miscellaneous Expenses</b>							288.00	\$ -	\$ -		288.00
<b>Office Expenses</b>	-	70.90	-	(49.88)	93.04	-	-	-	-		114.06
<b>Web Hosting Fees</b>	-	-	-	-	-	-	-	-	-		-
<b>Website Domain</b>	-	-	-	-	-	-	-	-	-		-
<b>Total Miscellaneous Expenses</b>	\$ -	\$ 70.90	\$ -	\$ (49.88)	\$ 93.04	\$ -	\$ 288.00	\$ -	\$ -	\$ -	\$ 402.06
<b>Total Expense</b>	<b>\$ 2,046.65</b>	<b>\$ 1,087.40</b>	<b>\$ 3,089.37</b>	<b>\$ 1,538.30</b>	<b>\$ 1,197.92</b>	<b>\$ 1,964.18</b>	<b>\$ 1,198.00</b>	<b>\$ 1,667.60</b>	<b>\$ 5,407.08</b>	<b>\$ 1,486.50</b>	<b>\$ 20,683.00</b>
<b>Net Income</b>	<b>\$ 8,318.44</b>	<b>\$ (1,046.67)</b>	<b>\$ (2,964.27)</b>	<b>\$ (1,514.54)</b>	<b>\$ (1,173.86)</b>	<b>\$ (1,941.16)</b>	<b>\$ (1,074.58)</b>	<b>\$ 2,511.82</b>	<b>\$ (5,387.34)</b>	<b>\$ (966.63)</b>	<b>\$ (5,238.79)</b>

# Saddleridge Property Owners Association

## Budget vs Actual - Modified Cash Basis

year-to-date through October, 2024

	<u>Jan - Oct 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Dues	(96.00)	0.00	(96.00)	100.0%
Interest Assessed Fees	2,481.78	50.00	2,431.78	4,963.56%
Resale Cert. Fee	450.00	400.00	50.00	112.5%
Transfer Fees	450.00	400.00	50.00	112.5%
Clubhouse Usage Fee	100.00	200.00	(100.00)	50.0%
Judgment Revenue	7,771.97	0.00	7,771.97	100.0%
Interest Income	4,286.46	450.00	3,836.46	952.55%
<b>Total Income</b>	<u>15,444.21</u>	<u>1,500.00</u>	<u>13,944.21</u>	<u>1,029.61%</u>
<b>Expense</b>				
Billable Expenses	4,079.45	0.00		
<b>Bank Charges</b>				
Safe Deposit Box	40.00	40.00	0.00	100.0%
Merchant Fees/Service Charges	83.99	50.00	33.99	167.98%
<b>Total Bank Charges</b>	<u>123.99</u>	<u>90.00</u>	<u>33.99</u>	<u>137.77%</u>
<b>Clubhouse Expenses</b>				
Cleaning Labor	(200.00)	250.00	(450.00)	(80.0%)
Clubhouse Insurance	0.00	375.84	(375.84)	0.0%
Pest Control	357.24	357.24	0.00	100.0%
Repairs & Maintenance Labor	0.00	666.66	(666.66)	0.0%
Repairs & Maintenance Supplies	259.29	166.66	92.63	155.58%
Septic Cleaning and Service	265.00	275.00	(10.00)	96.36%
Trash	253.02	910.32	(657.30)	27.8%
Misc	0.00	6,500.00	(6,500.00)	0.0%
<b>Total Clubhouse Expenses</b>	<u>934.55</u>	<u>9,501.72</u>	<u>(8,567.17)</u>	<u>9.84%</u>
Electricity	1,478.00	1,587.66	(109.66)	93.09%
Event Expenses	0.00	576.00	1,795.00	411.63%
Insurance - D&O	2,371.00	2,368.66	(90.66)	96.17%
Insurance - Liability	2,278.00	913.00	(913.00)	0.0%
<b>Professional Fees</b>				
Legal Fees	3,726.37	1,666.66	2,059.71	223.58%
Accounting-Bookkeeper	2,200.00	2,200.00	0.00	100.0%
<b>Total Professional Fees</b>	<u>5,926.37</u>	<u>3,866.66</u>	<u>2,059.71</u>	<u>153.27%</u>
<b>Repairs and Maintenance</b>				
Repairs & Maintenance - Labor	500.00	0.00		100.0%
Lawn Maintenance	2,510.00	1,266.66	1,243.34	198.16%
<b>Total Repairs and Maintenance</b>	<u>3,010.00</u>	<u>1,266.66</u>	<u>1,743.34</u>	<u>237.63%</u>
<b>Miscellaneous Expenses</b>				
Office Supplies	114.06	0.00	114.06	100.0%
Web Hosting Fees	0.00	172.06	(172.06)	0.0%
Website Domain	0.00	164.44	(164.44)	0.0%
Misc. Expenses - Other	288.00	0.00	0.00	0.0%
<b>Total Miscellaneous Expenses</b>	<u>402.06</u>	<u>336.50</u>	<u>65.56</u>	<u>119.48%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	79.58	83.34	(3.76)	95.49%
<b>Taxes</b>				
Taxes - Property	0.00	0.00	0.00	0.0%
<b>Total Taxes</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Total Expense</b>	<u>20,683.00</u>	<u>20,590.20</u>	<u>92.80</u>	<u>100.45%</u>
<b>Net Ordinary Income</b>	<u>(5,238.79)</u>	<u>(19,090.20)</u>	<u>13,851.41</u>	<u>27.44%</u>
<b>Net Income</b>	<u><b>(5,238.79)</b></u>	<u><b>(19,090.20)</b></u>	<u><b>13,851.41</b></u>	<u><b>27.44%</b></u>

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## COMMITTEE ACTIVITY REPORT

Date: November 2024

### Architectural Committee

Chairperson: Sharon Drobeck 512-722-3443

Approved the following: Well Shed for 440 Packsaddle Pass.  
Water Storage Tank for 110 Meadow View.

Also answered various questions from residents regarding ACC procedures and ACC-related Covenants.

### Maintenance Committee

Chairperson: George Graham 903-449-2977

Cut up and disposed the old trash bin from our previous trash service (they would not repossess it after we cancelled service over a year ago). Emptied Clubhouse picnic area trash cans. Harvested numerous "Christmas Light Installation" signs from Saddleridge entrances.

### Landscape Committee

Chairperson: Position Open

A new Landscape Committee Chairperson is needed (the previous Chairperson has moved away).

### Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

No Clubhouse rental activity during the previous month. A rental is scheduled for December 4th. The Clubhouse will be cleaned prior to this rental.

An additional Clubhouse Committee member is now needed for backup duties.

### Website Committee

Chairperson: Joe Williams 512-750-4274

Updated Saddleridge website with Board minutes and Board meeting notice. Managed email distribution for Saddleridge email addresses.