



MINUTES
SPOA BOARD MEETING
December 16, 2013

Open Forum 6:30 PM

There were no open forum items; however, 6 residents attended to discuss scheduled meeting items.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – George Graham submitted the October Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** - Sharon Drobeck submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
 - Rules & Regulations Development – Proposed language regarding Compliance with ACC Approvals is being drafted. The final draft will be reviewed by the lawyer in conjunction with a final review of the proposed outdoor welding rule. This Item will remain open.
 - Compliance with, and interpretation of, Section 3.09 (junk on lot) of the Saddleridge Covenants & Restrictions, and SPOA Board power to interpret and enforce per Section 7.01 – A number of resident complaints have been received regarding “junk” in plain view on a lot in our neighborhood. A letter was sent to the offending property owner asking the owner to please tidy up the area, and the owner has acted on the request. This item will be monitored for one more month.
 - New Law Requiring Re-filing of the SPOA Management Certificate – Due to recently-passed House Bill 2075 & 3800 mandates, all POA's and COA's in Texas must re-file their Management Certificates by year-end. A new Management Certificate was prepared by the Board Secretary. It was then signed and filed with Hays County by the Board President. A new Management Certificate must be filed with Hays County whenever any of the data on the form changes. This Item is now closed.

▪ **New Business:**

- Loose Dogs in Saddleridge – The Board has received a large number of resident complaints recently about loose dogs in the neighborhood. While dogs do occasionally accidentally get loose from time to time, the subject of the recent complaints has been about certain dogs that seem to be out on a daily basis. The owners of the aforementioned dogs have been identified, and Hays County Animal Control has agreed to pay them a visit to explain the leash laws. As most residents know, Hays County has an animal restraint law that states dogs have to be restrained at all times by fence, chain, or leash. Failure to do so could result in a minimum of a \$100 fine from Hays County Animal Control. Please have your dogs on a leash when they are outside of their confinement areas. This item will remain open.
- 2014 Dues Notice – The first iteration of the 2014 Saddleridge Dues Notice was sent out this year via email instead of through the Post Office. If most residents act on this email instead of waiting for a USPS-mailed notice, it will save the SPOA about \$100!! Response has been good so far. This item will remain open.

The meeting was adjourned at 7:45 PM.

Saddleridge Property Owners Association

November Treasurer's Report December 16, 2013

The November Treasurer's report includes a month-end and prior year-end Balance Sheet as well as detailed Profit and Loss Statements that compare actual experience to the budgeted income and expense projections for the month and year-to-date through November. This information is included in a format which includes the 2013 annual budget. This will help to keep the big picture in mind.

The Balance Sheet as of November 30 includes:

- SPOA has Checking/Savings totaling \$87,998 and no outstanding liabilities.
- Accounts Receivable of \$(33), this negative balance represents dues paid in advance.
- Undeposited Funds are funds received but not deposited until December.

A review of the Profit and Loss report shows that the monthly net loss of \$(831) compares unfavorably to the budgeted net loss of \$(415) for November.

- Income items of note:
 - Nothing outstanding to report.
- Expense items of note:
 - Nothing outstanding to report. The difference in actual expenses and budget are due to timing.

On a year-to-date basis the actual net loss of \$(261) is favorable to the budgeted net loss of \$(4,385). Comments:

- Income is higher than expected due to the increase in property sales' fees.
- Decrease in expenses, as compared to budget, is primarily due to maintenance and repairs that have not materialized and timing of expenses.

Respectfully submitted,

Sharon M. Drobeck
Treasurer

Saddleridge Property Owners Association Balance Sheets As of

	November 30, 2013	December 31, 2012
ASSETS		
Current Assets		
Checking/Savings		
Ozona CD	50,354.15	50,245.29
Ozona Checking	2,223.36	9,665.08
Ozona Money Market	35,420.31	28,381.35
Total Checking/Savings	87,997.82	88,291.72
Accounts Receivable		
Accounts Receivable	(33.27)	(16.27)
Total Accounts Receivable	(33.27)	(16.27)
Other Current Assets		
Undeposited Funds	50.00	-
Total Other Current Assets	50.00	0
Total Current Assets	88,014.55	88,275.45
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	80,500.00	80,500.00
TOTAL ASSETS	168,514.55	168,775.45
 LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	57,952.05	52,991.90
Net Income	(260.90)	4,960.15
Total Equity	168,514.55	168,775.45
TOTAL LIABILITIES & EQUITY	168,514.55	168,775.45

Saddleridge Property Owners Association
Profit & Loss Budget Performance
 November 2013

	<u>Nov 13</u>	<u>Budget</u>	<u>Jan - Nov 13</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Income					
Clubhouse Usage Fee	100.00	25.00	400.00	450.00	500.00
HOA Dues Collected	0.00	0.00	11,800.00	11,795.00	19,580.00
Interest Earned	3.04	20.00	211.83	340.00	360.00
Interest Inc	8.56		83.12		
Resale Cert. Fee	50.00	50.00	900.00	425.00	500.00
Transfer Fees	100.00	50.00	1,050.00	450.00	500.00
Total Income	261.60	145.00	14,444.95	13,460.00	21,440.00
Expense					
Accounting					
Accounting-Bookkeeper	175.00	160.00	1,835.00	1,760.00	1,920.00
Accounting-CPA	0.00		0.00	175.00	175.00
Total Accounting	175.00	160.00	1,835.00	1,935.00	2,095.00
Annual Septic Contract	0.00		225.00	250.00	250.00
Bank Charges					
Check Printing	0.00		0.00	75.00	75.00
Safe Deposit Box	0.00		40.00	40.00	40.00
Service Charges	0.00		0.00	0.00	0.00
Total Bank Charges	0.00		40.00	115.00	115.00
Clubhouse Expenses					
Cleaning	50.00	50.00	550.00	550.00	600.00
Cleaning Supplies	0.00		0.00	75.00	100.00
Clubhouse Furnishings	0.00		0.00	200.00	200.00
Clubhouse insurance	0.00		360.00	375.00	375.00
Clubhouse Outside Lighting	0.00		0.00	45.00	50.00
Entrance Sign	0.00		0.00	0.00	0.00
Heating and AC	0.00	0.00	131.73	150.00	150.00
Lighting	0.00		0.00	45.00	50.00
Maintenance Labor	0.00		350.00	300.00	400.00

Saddleridge Property Owners Association
Profit & Loss Budget Performance
 November 2013

	<u>Nov 13</u>	<u>Budget</u>	<u>Jan - Nov 13</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Misc	0.00	0.00	4.00	0.00	0.00
Pest Control	102.84		411.32	420.00	420.00
Plumbing Repairs	0.00	0.00	0.00	250.00	250.00
Repairs	0.00		0.00	500.00	500.00
Trash	0.00		340.88	340.00	340.00
Water softener monthly maintain	22.95	25.00	252.45	275.00	300.00
Wellhouse Expenses	0.00	0.00	0.00	100.00	100.00
Total Clubhouse Expenses	175.79	75.00	2,400.38	3,625.00	3,835.00
Dues and Subscriptions	0.00		0.00	25.00	25.00
Food for Saddleridge Meetings					
Food for Annual BBQ	0.00		462.90	550.00	550.00
Neighborhood Watch	0.00		273.03	400.00	400.00
Total Food for Saddleridge Meetings	0.00		735.93	950.00	950.00
Improvements					
Landscaping					
Entrance	0.00		0.00	400.00	400.00
Lighting	0.00		0.00	150.00	200.00
Plants	0.00		0.00	360.00	360.00
Total Landscaping	0.00		0.00	910.00	960.00
Other	0.00		0.00	0.00	0.00
Wellhouse Improvements	0.00		0.00	100.00	100.00
Total Improvements	0.00		0.00	1,010.00	1,060.00
Insurance-HOA Liability	0.00		576.00	550.00	550.00
Insurance, D&O	0.00		2,445.00	1,750.00	1,750.00
Lawn Maintenance	324.76	150.00	2,208.35	2,250.00	2,500.00
Legal-Attorney Fees	0.00	0.00	400.00	1,000.00	1,000.00
Mailings	6.11		219.72	60.00	100.00
Misc	0.00		0.00	0.00	0.00

Saddleridge Property Owners Association
Profit & Loss Budget Performance
 November 2013

	<u>Nov 13</u>	<u>Budget</u>	<u>Jan - Nov 13</u>	<u>YTD Budget</u>	<u>Annual Budget</u>
Miscellaneous					
ACC Office Supplies	0.00	25.00	0.00	100.00	100.00
Copying	0.00		0.00	25.00	50.00
Gifts	0.00		0.00	0.00	0.00
Legal Records	0.00		90.00	50.00	50.00
Office Supplies	0.00		0.00	25.00	50.00
Plaque	0.00		0.00		0.00
Printer Cart.	0.00		0.00	100.00	100.00
Software	0.00		0.00	280.00	280.00
Website Hosting Fee	119.40	0.00	119.40	120.00	120.00
Total Miscellaneous	<u>119.40</u>	<u>25.00</u>	<u>209.40</u>	<u>700.00</u>	<u>750.00</u>
Neighborhood Watch	0.00		0.00	0.00	0.00
PEC Electricity	291.62	150.00	1,674.35	1,825.00	2,000.00
Taxes	0.00		1,736.72	1,800.00	1,800.00
Webpage Fees	0.00		0.00	0.00	0.00
Total Expense	<u>1,092.68</u>	<u>560.00</u>	<u>14,705.85</u>	<u>17,845.00</u>	<u>18,780.00</u>
Net Income	<u><u>-831.08</u></u>	<u><u>-415.00</u></u>	<u><u>-260.90</u></u>	<u><u>-4,385.00</u></u>	<u><u>2,660.00</u></u>



COMMITTEE ACTIVITY REPORT

Date: December 2013

Architectural Committee

Chairperson: Rick Cardenas 847-7363

1. Martin & Cindy Kalb were granted approval to construct their new residence at 300 Packsaddle Pass, Lot 21 Section 1.
2. Carlos & Kimberley Martinez were granted approval to construct their new residence at 400 Saddleridge Drive, Lot 46 Section 2.
3. Rodgers mailbox construction approval.

Maintenance Committee

Chairperson: Open (Bo Garrett & George Graham filling in)

An outside water pipe flange separated during the recent cold snap. The flange was replaced by George for a minimal expense (\$6.78). It was noticed that the insulation on these pipes should be replaced soon.

Landscape Committee

Chairperson: Ron Steel 392-0542

Nothing to report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

There was one clubhouse rental in the past month.

Neighborhood Committee

Chairperson: Cecil Gibson 847 0207

Nothing to report.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.