



MINUTES
SPOA BOARD MEETING
December 15, 2014

Open Forum 6:30 PM

Three residents stopped by to observe the meeting, with one discussing a new residence construction issue.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – George Graham submitted the previous month’s Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer’s Report** – Bob Eastlake & Phil Suckling submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted. Also, the 2015 proposed budget presented by Bob Eastlake was reviewed, approved, and adopted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
 - Wanted: Neighborhood Watch Block Captain, Firewise Coordinator, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions; mainly, one Neighborhood Watch Block Captain, and a Firewise coordinator. Although there is one interested prospective volunteer for the Block Captain position, Board members will be approaching residents for help with the other positions. This item will remain open.
- **New Business:**
 - Annual SPOA Dues – The annual SPOA Dues are now due (payment due date is December 31; \$96 for single-lot owners, and \$192 for those owning 2 or more lots). As of the meeting date, 33 of the 182 owners have paid their dues. Per the SPOA Covenants & Restrictions, after January 31, interest will be added to the amount due for lots remaining unpaid (interest accrues from January 1). Those owners who are chronically late year after year can expect a Board member to contact them with a gentle reminder. Per the SPOA Covenants & Restrictions, a lien can be filed against any property that is in arrears on dues. This item will remain open.

- Holiday Safety (Burglaries, etc.) – There was one burglary reported in Saddleridge this past month. In this case, easily-hocked items were taken from storage / workshop / outbuildings. An email was sent to residents about this event, which included a reminder about general security. This item will be closed until another event occurs.

The meeting was adjourned at 7:20 PM.

Saddleridge Property Owners Association

Balance Sheet

As of November 30, 2014

	<u>Nov 30, 14</u>	<u>Nov 30, 13</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,237.81	25,187.39	50.42
Ozona CD #305552	25,217.14	25,166.76	50.38
Ozona Checking	2,956.17	2,223.36	732.81
Ozona Money Market	41,463.54	35,420.31	6,043.23
Total Checking/Savings	94,874.66	87,997.82	6,876.84
Accounts Receivable			
Accounts Receivable	-8.00	-16.27	8.27
Total Accounts Receivable	-8.00	-16.27	8.27
Total Current Assets	94,866.66	87,981.55	6,885.11
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	80,500.00	80,500.00	0.00
TOTAL ASSETS	175,366.66	168,481.55	6,885.11
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	62,067.95	57,952.05	4,115.90
Net Income	2,475.31	-293.90	2,769.21
Total Equity	175,366.66	168,481.55	6,885.11
TOTAL LIABILITIES & EQUITY	175,366.66	168,481.55	6,885.11

	<u>Jan - Nov 14</u>	<u>Budget</u>
Income		
Clubhouse Usage Fee	425.00	475.00
HOA Dues Collected	15,890.66	14,375.00
Interest Assessed Fees	330.76	250.00
Interest Income	134.83	91.00
Resale Cert. Fee	650.00	500.00
Transfer Fees	500.00	450.00
Uncategorized Income	0.00	0.00
Total Income	<u>17,931.25</u>	<u>16,141.00</u>
Expense		
Accounting		
Accounting-Bookkeeper	1,925.00	1,925.00
Total Accounting	<u>1,925.00</u>	<u>1,925.00</u>
Annual Septic Contract	225.00	250.00
Bank Charges		
Check Printing	0.00	75.00
Safe Deposit Box	40.00	40.00
Total Bank Charges	<u>40.00</u>	<u>115.00</u>
Clubhouse Expenses		
Cleaning	550.00	550.00
Cleaning Supplies	14.00	100.00
Furnishings	0.00	200.00
Heating and AC	453.70	150.00
Insurance	361.00	375.00
Lighting	0.00	50.00
Maintenance Labor	0.00	400.00
Misc	0.00	0.00
Outside Lighting	0.00	50.00
Pest Control	411.36	420.00
Plumbing Repairs	0.00	250.00
Repairs	0.00	375.00
Septic Cleaning and Serv	485.00	485.00
Trash	344.02	350.00
Water softener monthly m	85.42	275.00
Wellhouse Expenses	0.00	100.00
Total Clubhouse Expenses	<u>2,704.50</u>	<u>3,645.00</u>
Dues and Subscriptions	0.00	25.00
Food for Saddleridge Meetings		
Food for Annual BBQ	311.62	550.00
Neighborhood Watch	540.00	400.00
Total Food for Saddleridge Meetings	<u>851.62</u>	<u>950.00</u>
Improvements		
Landscaping		
Entrance	0.00	300.00

	Lighting	0.00	150.00
	Plants	0.00	270.00
	Total Landscaping	<u>0.00</u>	<u>720.00</u>
	Wellhouse Improvements	0.00	100.00
	Total Improvements	<u>0.00</u>	<u>820.00</u>
	Insurance-HOA Liability	615.00	600.00
	Insurance, D&O	2,445.00	2,500.00
	Lawn Maintenance	2,381.02	2,138.00
	Legal-Attorney Fees	0.00	1,000.00
	Mailings	6.49	150.00
	Miscellaneous		
	ACC Office Supplies	0.00	100.00
	Copying	0.00	50.00
	Legal Records	51.00	40.00
	Office Supplies	229.34	50.00
	Printer Cart.	0.00	100.00
	Software	162.99	280.00
	Website Hosting Fee	0.00	120.00
	Total Miscellaneous	<u>443.33</u>	<u>740.00</u>
	PEC Electricity	1,901.81	1,846.00
	Reconciliation Discrepancies	0.00	
	Taxes	1,797.77	1,800.00
	Webpage Fees	119.40	
	Total Expense	<u>15,455.94</u>	<u>18,504.00</u>
Net Income		<u>2,475.31</u>	<u>-2,363.00</u>

		<u>Jan - Nov 14</u>	
	OPERATING ACTIVITIES		
	Net Income	6,672.17	
	Adjustments to reconcile Net Income to net cash provided by operations:		
	Accounts Receivable	-4,205.13	
	Net cash provided by Operating Activities	2,467.04	8.27
	Net cash increase for period	2,467.04	
	Cash at beginning of period	92,407.62	
Cash at end of period		94,874.66	

**Saddleridge Property Owners Association
Profit & Loss Budget Overview
January through December 2014**

		Jan - Dec 14	Budget	\$ Over Budget	NEW Jan - Dec 15
Income					
	Clubhouse Usage Fee	450.00	500.00	-50.00	\$ 400.00
	HOA Dues Collected	20,594.66	19,580.00	1,014.66	\$ 20,520.71
	Interest Assessed Fees	330.76	250.00	80.76	\$ 311.21
	Interest Income	138.98	100.00	38.98	\$ 87.50
	Resale Cert. Fee	700.00	500.00	200.00	\$ 900.00
	Transfer Fees	550.00	500.00	50.00	\$ 1,050.00
	Uncategorized Income	0.00	0.00	0.00	
	Total Income	22,764.40	21,430.00	1,334.40	\$ 23,269.42
Expense					
Accounting					
	Accounting-Bookkeeper	1,925.00	2,100.00	-175.00	\$ 2,010.00
	Total Accounting	1,925.00	2,100.00	-175.00	\$ 2,010.00
	Annual Septic Contract	225.00	250.00	-25.00	225.00
Bank Charges					
	Check Printing	0.00	75.00	-75.00	
	Safe Deposit Box	40.00	40.00	0.00	40.00
	Total Bank Charges	40.00	115.00	-75.00	\$ 40.00
Clubhouse Expenses					
	Cleaning	550.00	595.00	-45.00	595.00
	Cleaning Supplies	14.00	100.00	-86.00	1.00
	Furnishings	0.00	200.00	-200.00	
	Heating and AC	453.70	150.00	303.70	131.73
	Insurance	361.00	375.00	-14.00	360.00
	Lighting	0.00	50.00	-50.00	
	Maintenance Labor	0.00	400.00	-400.00	350.00
	Misc	0.00	0.00	0.00	
	Outside Lighting	0.00	50.00	-50.00	
	Pest Control	411.36	420.00	-8.64	411.32
	Plumbing Repairs	0.00	250.00	-250.00	6.78
	Repairs	0.00	500.00	-500.00	
	Septic Cleaning and Service	485.00			
	Trash	344.02	350.00	-5.98	340.88
	Water softener monthly maintain	85.42	300.00	-214.58	275.40
	Wellhouse Expenses	0.00	100.00	-100.00	
	Total Clubhouse Expenses	2,704.50	3,840.00	-1,135.50	\$ 2,472.11
	Dues and Subscriptions	0.00	25.00	-25.00	
Food for Saddleridge Meetings					
	Food for Annual BBQ	311.62	550.00	-238.38	462.90
	Neighborhood Watch	540.00	400.00	140.00	273.03
	Total Food for Saddleridge Meetings	851.62	950.00	-98.38	\$ 735.93
Improvements					
Landscaping					
	Entrance	0.00	400.00	-400.00	
	Lighting	0.00	200.00	-200.00	
	Plants	0.00	360.00	-360.00	
	Total Landscaping	0.00	960.00	-960.00	\$ -
	Wellhouse Improvements	0.00	100.00	-100.00	
	Total Improvements	0.00	1,060.00	-1,060.00	
	Insurance-HOA Liability	615.00	600.00	15.00	576.00
	Insurance, D&O	2,445.00	2,500.00	-55.00	2,445.00
	Lawn Maintenance	2,543.40	2,300.00	243.40	2,208.35
	Legal-Attorney Fees	0.00	1,000.00	-1,000.00	400.00
	Mailings	54.49	250.00	-195.51	303.72
Miscellaneous					
	ACC Office Supplies	0.00	100.00	-100.00	
	Copying	0.00	50.00	-50.00	
	Legal Records	51.00	50.00	1.00	116.00
	Office Supplies	229.34	50.00	179.34	

Saddleridge Property Owners Association
Profit & Loss Budget Overview
 January through December 2014

				NEW			
				Jan - Dec 14	Budget	\$ Over Budget	Jan - Dec 15
		Printer Cart.		0.00	100.00	-100.00	
		Software		162.99	280.00	-117.01	
		Website Hosting Fee		0.00	120.00	-120.00	119.40
		Total Miscellaneous		443.33	750.00	-306.67	
		PEC Electricity		1,901.81	2,000.00	-98.19	1,674.35
		Reconciliation Discrepancies		0.01			
		Taxes		1,797.77	1,800.00	-2.23	1,736.72
		Webpage Fees		119.40			
		Total Expense		15,666.33	19,540.00	-3,873.67	\$ 15,062.58
		Net Income		7,098.07	1,890.00	5,208.07	\$ 8,206.84



COMMITTEE ACTIVITY REPORT

Date: December 2014

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Did not report.

Maintenance Committee

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

Nothing to report.

Landscape Committee

Chairperson: Ron Steel 392-0542

Did not report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

Clubhouse rented 3 times in November.

Neighborhood Committee

Chairperson: Cecil Gibson 847 0207

Had one burglary on Packsaddle. Checking into having Deputy patrols increased during the holidays.

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.