



MINUTES
SPOA BOARD MEETING
December 21, 2015

Open Forum 6:30 PM

There were no Open Forum items, although six residents stopped by to observe the meeting and join the discussion.

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** – Steve Amos submitted Bob Eastlake's 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:**
 - Wanted: Neighborhood Watch Coordinator & Block Captain, 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, a Neighborhood Watch Coordinator, and one Neighborhood Watch Block Captain. A list of specific committee positions needing volunteers is being compiled, and will be sent to the residents. Research is ongoing to see if any of the current committees are no longer needed. This item will remain open until some more volunteers step up.
 - Clubhouse "Private Park" Sign in Bad Shape – The Private Park sign at the Clubhouse driveway entrance is badly weathered; with faded paint and some of the letters peeling up, and the one up by the Clubhouse is in not much better shape. Options were (1) buy a new sign, (2) have the current sign restored/repainted, or (3) move the duplicate sign from up by the Clubhouse out to replace the weathered sign. Bo Garrett has gathered some bids for new aluminum signs; and all are within a few dollars of each other (they all are ~\$200 per sign, with no quantity break). The Board approved purchasing one sign for now for the driveway entrance. Once that sign is up, a decision will be made regarding the other sign up by the Clubhouse (replace it; leave it as is for now; or remove it). This item will remain open.

- **New Business:**

- Revising Section 8.02 (Amendments) of the Saddleridge Covenants to correspond to the Texas HOA law standard (Sec. 209.0041 of the Texas Residential Property Owners Protection Act), and to clarify the confusing language currently within this Section – Due to numerous comments and concerns from residents regarding the small number of votes required to change the Saddleridge Covenants & Restrictions document (currently only a simple majority of those who actually vote on a change proposal), the Board is researching a possible revision to the Covenants to go back to the widely-accepted norm of requiring a minimum of a 67% voter turnout for any change proposal vote to be valid. This is a very common rule for HOA's, corporations, government entities, and others that rely on a set of governing documents. We are not considering a 67% super-majority (like would be required to amend the U.S. Constitution); but rather a 67% simple majority.

Such a 67% rule is simply a defensive mechanism that will limit a small subgroup from easily imposing their will on the entire group. Requiring a larger majority will also ensure that any proposed change will be well-thought-out, and discussed and debated thoroughly before any vote is authorized.

A bit of history is in order (special thanks to previous Board member Joe Williams for the history lesson). The original Saddleridge Covenants & Restrictions document did include the 67% rule. However, it was changed around 2004 to a simple majority of only those who bother to vote. This was done to facilitate making a very large number of changes to the Covenants document to remove all instances of language that referenced the duties and powers of the original Saddleridge Developers (which was a joint venture between Summerlin Properties of Texas, and Red Creek Ranch of Colorado).

This proposal would of course require a vote of Saddleridge property owners. Further research on this matter is ongoing. This item will remain open.

The meeting was adjourned at 7:45 PM.

12:26 PM
 12/01/15
 Cash Basis

Saddleridge Property Owners Association Profit & Loss Budget vs. Actual January through November 2015

	Jan - Nov 15	Budget
Income		
Assessment Increase	0.00	0.00
Clubhouse Usage Fee	475.00	400.00
HOA Dues Collected	12,711.44	20,232.71
Interest Assessed Fees	68.03	311.21
Interest Income	126.34	83.12
Resale Cert. Fee	650.00	900.00
Transfer Fees	700.00	1,000.00
TXFR from Savings	0.00	0.00
Uncategorized Income	0.00	0.00
Total Income	14,730.81	22,927.04
Expense		
Accounting		
Accounting-Bookkeeper	1,925.00	1,925.00
Accounting-CPA	0.00	0.00
Accounting - Other	0.00	0.00
Total Accounting	1,925.00	1,925.00
Annual Septic Contract	245.00	225.00
Bank Charges		
Check Printing	0.00	0.00
Safe Deposit Box	40.00	40.00
Service Charges	0.00	0.00
Bank Charges - Other	0.00	0.00
Total Bank Charges	40.00	40.00
CD Income Transfer	0.00	0.00
Clubhouse Expenses		
Cleaning	550.00	550.00
Cleaning Supplies	0.00	0.00
Drapes	0.00	1.00
Entrance Fence Repair	0.00	1.00
Entrance Sign	0.00	1.00
Fence Repair	0.00	1.00
Furnishings	0.00	0.00
Garbage Bags	0.00	0.00
Heating and AC	0.00	131.73
Insurance	361.00	360.00
Lighting	0.00	0.00
Maintenance Labor	0.00	350.00
Misc	86.58	4.00
Outside Lighting	0.00	0.00
Paint	0.00	0.00
Pest Control	411.36	411.32
Repairs	0.00	0.00
Septic Cleaning and Service	0.00	0.00
Trash	326.20	340.88
Water softener monthly maintain	0.00	252.45
Wellhouse Expenses	0.00	1.00
Clubhouse Expenses - Other	0.00	0.00
Total Clubhouse Expenses	1,735.14	2,405.38
Clubhouse Fees	0.00	1.00
Computer Database	0.00	1.00
Contingency Fund	0.00	1.00
Dues	0.00	1.00
Dues and Subscriptions	0.00	0.00
Dues Refund	142.00	0.00
Food for Saddleridge Meetings		
Food for Annual BBQ	425.76	462.90
Neighborhood Watch	0.00	273.03
Food for Saddleridge Meetings - Other	345.88	0.00
Total Food for Saddleridge Meetings	771.64	735.93
Improvements		

12:26 PM
 12/01/15
 Cash Basis

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through November 2015

	Jan - Nov 15	Budget
Chairs	0.00	0.00
Landscaping		
Entrance	0.00	0.00
Hardscape	0.00	0.00
Lighting	0.00	0.00
Plan	0.00	0.00
Plants	0.00	0.00
Preparation	0.00	0.00
Water	0.00	0.00
Landscaping - Other	0.00	0.00
Total Landscaping	0.00	0.00
Lights	0.00	0.00
Microwave	0.00	1.00
New water softener	0.00	1.00
Other	0.00	0.00
Roof	0.00	1.00
Tables	0.00	0.00
Wellhouse Improvements	0.00	0.00
Improvements - Other	0.00	1.00
Total Improvements	0.00	4.00
Insurance-HOA Liability	727.00	576.00
Insurance, D&O	2,445.00	2,445.00
Lawn Maintenance	2,217.05	2,208.35
Lease of Water Equipment	0.00	1.00
Legal-Attorney Fees	325.00	400.00
Mailings	555.67	219.72
Misc	0.00	1.00
Miscellaneous		
ACC Office Supplies	0.00	1.00
Check Printing Charge	0.00	0.00
Copying	0.00	0.00
Garbage Bags	0.00	0.00
Gifts	0.00	0.00
Legal Records	0.00	90.00
Office Supplies	0.00	1.00
Plaque	0.00	1.00
Printer Cart.	0.00	1.00
Software	0.00	1.00
Website Domain	48.95	1.00
Website Hosting Fee	179.40	119.40
Miscellaneous - Other	0.00	0.00
Total Miscellaneous	228.35	215.40
Neighborhood Watch	0.00	1.00
PEC Electricity	1,679.26	1,674.35
Reconciliation Discrepancies	0.50	1.00
Reserve Fund	0.00	1.00
S. Entrance Water	0.00	1.00
Taxes	1,928.74	1,736.72
Uncategorized Expenses	0.00	1.00
Water Well Electricity	0.00	1.00
Webmaster Fees	0.00	0.00
Webpage Fees	0.00	0.00
Total Expense	14,965.35	14,822.85
Net Income	-234.54	8,104.19

12/01/15
Cash Basis

SPOA
Balance Sheet
As of November 30, 2015

	<u>Nov 30, 15</u>	<u>Nov 30, 14</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,284.03	25,237.81	46.22
Ozona CD #305552	25,264.71	25,217.14	47.57
Ozona Checking	9,640.38	2,956.17	6,684.21
Ozona Money Market	41,501.59	41,463.54	38.05
Total Checking/Savings	<u>101,690.71</u>	<u>94,874.66</u>	<u>6,816.05</u>
Total Current Assets	101,690.71	94,874.66	6,816.05
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>182,190.71</u>	<u>175,374.66</u>	<u>6,816.05</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	71,601.85	62,067.95	9,533.90
Net Income	-234.54	2,483.31	-2,717.85
Total Equity	<u>182,190.71</u>	<u>175,374.66</u>	<u>6,816.05</u>
TOTAL LIABILITIES & EQUITY	<u>182,190.71</u>	<u>175,374.66</u>	<u>6,816.05</u>



COMMITTEE ACTIVITY REPORT

Date: December 2015

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Approval of a fence and gate for Bobby and Lisa Doherty; 321 Packsaddle Pass.

Maintenance Committee

Chairperson: Bo Garrett 512-496-8358

The Clubhouse porch light in front of the kitchen door was making a loud buzzing/crackling noise, and was flashing on and off. The photocell was found to be shorting out internally. SPOA Prez Bob Pyle purchased a replacement light, and then installed it himself. Repair cost to SPOA was ~\$15.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

Clubhouse was rented once in November.

Neighborhood Committee

Chairperson: Open

Did not report.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Did not report.

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.