



MINUTES
SPOA BOARD MEETING
December 17, 2018

Open Forum 6:30 PM

There were no Open Forum Items this month.

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** – Rick Allen submitted the Treasurer's Report for approval. The Treasurer's Report was approved as submitted. Note that 55% of Saddleridge property owners have submitted their 2019 SPOA Dues.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Committee Report was approved as submitted.

- **Old Business:**

- Reflective Curb Painting at the Saddleridge Dr. Entrance – Some residents have complained of having trouble hitting the center island curb while turning into the Saddleridge Drive entrance at night from westbound RR12. Due to poor lighting and visibility, it is hard to see the curb and judge the distance needed to clear the curb, especially in a low vehicle. A decision was made to go with reflective painted curbs to help with the visibility issue.

Saddleridge Board and Committee members power-washed the curbs (saving ~\$350 over hiring out that scope of work), and the chosen contractor has performed the work.

There were a few comments received from residents about the "splotchy" look of the work at night. What these residents were seeing was the difference due to the reflectivity/refractivity of the glass beads. While there are painting/stripping machines that will "gravity-apply" the beads evenly to horizontal surfaces (like parking lot stripes), there is not a machine that will do the same to the vertical surfaces. The glass bead application to the verticals was applied by hand; and anything done by hand will not be evenly applied.

However, the paint job did remedy the base issue we were addressing of not being able to see the curbs at night; which was the original complaint we were getting from many residents.

Therefore, this item will now be closed.

- **New Business:**
 - There was no New Business.

The meeting was adjourned at 7:30 PM.

12/04/18
Cash Basis

SPOA
Balance Sheet
As of November 30, 2018

	<u>Nov 30, 18</u>	<u>Nov 30, 17</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,467.64	25,389.82	77.82
Ozona CD #305552	25,427.53	25,369.04	58.49
Ozona Checking	15,017.52	5,806.36	9,211.16
Ozona Money Market	41,644.30	41,588.23	56.07
Total Checking/Savings	107,556.99	98,153.45	9,403.54
Accounts Receivable			
Accounts Receivable	-486.59	-192.00	-294.59
Total Accounts Receivable	-486.59	-192.00	-294.59
Other Current Assets			
Undeposited Funds	672.00	384.00	288.00
Total Other Current Assets	672.00	384.00	288.00
Total Current Assets	107,742.40	98,345.45	9,396.95
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	<u>188,242.40</u>	<u>178,845.45</u>	<u>9,396.95</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	80,844.08	80,326.54	517.54
Net Income	-3,425.08	-12,304.49	8,879.41
Total Equity	188,242.40	178,845.45	9,396.95
TOTAL LIABILITIES & EQUITY	<u>188,242.40</u>	<u>178,845.45</u>	<u>9,396.95</u>

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through November 2018

12/04/18

Cash Basis

	Jan - Nov 18	Budget
Ordinary Income/Expense		
Income		
Assessment Increase	0.00	0.00
Clubhouse Usage Fee	200.00	550.00
HOA Dues Collected	12,864.00	15,360.00
Interest Assessed Fees	17.66	0.00
Interest Income	188.16	137.50
Resale Cert. Fee	500.00	550.00
Transfer Fees	700.00	550.00
TXFR from Savings	0.00	0.00
Uncategorized Income	15.00	0.00
Total Income	14,484.82	17,147.50
Expense		
Accounting		
Accounting-Bookkeeper	2,035.00	1,925.00
Accounting-CPA	0.00	0.00
Accounting - Other	0.00	0.00
Total Accounting	2,035.00	1,925.00
Annual Septic Contract	245.00	250.00
Bank Charges		
Check Printing	100.24	0.00
Safe Deposit Box	40.00	40.00
Service Charges	15.00	0.00
Bank Charges - Other	0.00	0.00
Total Bank Charges	155.24	40.00
CD Income Transfer	0.00	0.00
Clubhouse Expenses		
Cleaning	200.00	550.00
Cleaning Supplies	0.00	88.00
Furnishings	923.48	0.00
Garbage Bags	0.00	0.00
Heating and AC	0.00	0.00
Insurance	373.10	374.00
Lighting	0.00	44.00
Maintenance Labor	0.00	1,100.00
Misc	0.00	165.00
Outside Lighting	0.00	0.00
Paint	0.00	0.00
Pest Control	308.52	420.00
Plumbing Repairs	232.79	275.00
Repairs	136.72	0.00
Septic Cleaning and Service	265.00	500.00
Trash	414.80	380.00
Wellhouse Expenses	0.00	132.00
Clubhouse Expenses - Other	0.00	0.00
Total Clubhouse Expenses	2,854.41	4,028.00
Dues and Subscriptions	0.00	25.00
Dues Refund	0.00	0.00
Food for Saddleridge Meetings		
Food for Annual BBQ	835.44	500.00
Neighborhood Watch	380.58	401.00
Food for Saddleridge Meetings - Other	0.00	0.00
Total Food for Saddleridge Meetings	1,216.02	901.00
Improvements		
Chairs	0.00	110.00

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

12/04/18

January through November 2018

Cash Basis

	Jan - Nov 18	Budget
Landscaping		
Entrance	691.92	0.00
Hardscape	0.00	0.00
Lighting	0.00	110.00
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	691.92	110.00
Lights	0.00	165.00
Other	0.00	110.00
Tables	0.00	55.00
Wellhouse Improvements	0.00	110.00
Improvements - Other	0.00	0.00
Total Improvements	691.92	660.00
Insurance-HOA Liability	752.00	750.00
Insurance, D&O	3,057.00	3,101.00
Lawn Maintenance	1,380.00	1,980.00
Legal-Attorney Fees	1,282.20	0.00
Mailings	323.23	220.00
Misc	0.00	0.00
Miscellaneous		
ACC Office Supplies	0.00	110.00
Check Printing Charge	0.00	0.00
Copying	0.00	55.00
Garbage Bags	0.00	0.00
Gifts	0.00	0.00
Legal Records	0.00	110.00
Office Supplies	0.00	132.00
Plaque	0.00	0.00
Printer Cart.	0.00	0.00
Software	0.00	300.00
Website Domain	0.00	0.00
Website Hosting Fee	0.00	180.00
Miscellaneous - Other	50.00	0.00
Total Miscellaneous	50.00	887.00
Neighborhood Watch	89.38	0.00
PEC Electricity	1,545.37	1,540.00
Reconciliation Discrepancies	0.06	0.00
Taxes	2,093.67	2,000.00
Uncategorized Expenses	0.00	0.00
Web Hosting Fees	139.40	0.00
Webmaster Fees	0.00	0.00
Webpage Fees	0.00	0.00
Total Expense	17,909.90	18,307.00
Net Ordinary Income	-3,425.08	-1,159.50
Other Income/Expense		
Other Expense		
BadChecks	0.00	0.00
Total Other Expense	0.00	0.00
Net Other Income	0.00	0.00
Net Income	-3,425.08	-1,159.50



COMMITTEE ACTIVITY REPORT

Date: December 2018

Architectural Committee

Chairperson: Janis Hasselberger 856-905-7810

The ACC is working with new property owners at 311 Saddleridge regarding approvals for house, carport, and barn. Odd shape of lot may require a variance for barn. ACC members are going to meet with owner in January to walk the lot and get a better understanding of their issues.

Maintenance Committee

Chairperson: Ron Roberts 830-613-6160

Power-washed entrance curbs prior to curb painting contractor's paint application. Replaced one entrance wall bulb.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Did not report.

Neighborhood Watch Committee

Chairperson: Sheryl Martin 559-779-5510

Nothing to report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Nothing to report.