



MINUTES
SPOA BOARD MEETING
December 20, 2021

Open Forum 6:30 PM

There were no Open Forum items.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – George Graham submitted the previous month's Meeting Minutes for approval via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – Lon Howard submitted the Treasurer's Report for approval via earlier email from the SPOA Bookkeeper. The Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report for approval via earlier email. The Committee Report was approved as submitted.
- **Unfinished Business:**
 - Covenants Section 3.01 Compliance Issue – A Covenants compliance legal action is now in process for one property regarding continued violation of certain ACC rules. The first step in the legal process (a Certified letter as mandated by the Texas Property Code) has been delivered. The next step in the legal process is in the preparation stage.
This item will remain open.
 - SPOA 2022 Annual Dues -- The SPOA 2022 Dues Invoices were mailed in late November to all residents at their address on record. The mailing included both the invoice and a stamped return envelope. Dues amounts remained unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments are due by January 1, 2022. This item will remain open.
- **New Business:**
 - No New Business

The meeting was adjourned at 7:05 PM.

SPOA
Balance Sheet
As of November 30, 2021

	Nov 30, 21	Nov 30, 20	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Broadway Bank CD 7439	52,461.26	51,322.34	1,138.92
Broadway Bank CD 7440	25,696.49	25,138.63	557.86
Ozona Checking	22,572.20	20,894.91	1,677.29
Ozona Money Market	16,731.06	16,722.69	8.37
Total Checking/Savings	117,461.01	114,078.57	3,382.44
Accounts Receivable			
Accounts Receivable	-877.09	-588.59	-288.50
Total Accounts Receivable	-877.09	-588.59	-288.50
Other Current Assets			
Undeposited Funds	146.00	0.00	146.00
Total Other Current Assets	146.00	0.00	146.00
Total Current Assets	116,729.92	113,489.98	3,239.94
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	197,229.92	193,989.98	3,239.94
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	99,346.89	88,668.08	10,678.81
Net Income	-12,940.37	-5,501.50	-7,438.87
Total Equity	197,229.92	193,989.98	3,239.94
TOTAL LIABILITIES & EQUITY	197,229.92	193,989.98	3,239.94

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through November 2021

	Jan - Nov 21	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	400.00	125.00
HOA Dues Collected	4,416.00	19,805.00
Interest Assessed Fees	16.76	84.25
Interest Income	22.79	615.47
Resale Cert. Fee	500.00	450.00
Transfer Fees	900.00	350.00
Uncategorized Income	0.00	0.03
Total Income	6,255.55	21,429.75
Expense		
Accounting		
Accounting-Bookkeeper	2,209.40	2,241.42
Total Accounting	2,209.40	2,241.42
Annual Septic Contract	0.00	245.00
Bank Charges		
Safe Deposit Box	40.00	40.00
Service Charges	0.00	10.48
Total Bank Charges	40.00	50.48
Clubhouse Expenses		
Cleaning	84.29	100.00
Cleaning Supplies	0.00	32.45
Furnishings	804.04	162.31
Garbage Bags	33.95	
Insurance	373.10	373.10
Maintenance Labor	1,536.12	105.51
Misc	0.00	800.31
Pest Control	503.37	308.52
Plumbing Repairs	252.77	60.28
Repairs	256.29	224.32
Septic Cleaning and Service	245.00	
Trash	442.01	458.44
Total Clubhouse Expenses	4,530.94	2,625.24
Food for Saddleridge Meetings		
Food for Annual BBQ	218.55	903.33
Neighborhood Watch	98.78	178.63
Total Food for Saddleridge Meetings	317.33	1,081.96
Improvements		
Landscaping		
Entrance	786.51	7.00
Landscaping - Other	0.00	215.56
Total Landscaping	786.51	222.56
Total Improvements	786.51	222.56
Insurance-HOA Liability	884.00	3,809.00
Insurance, D&O	2,355.00	
Lawn Maintenance	2,142.42	1,480.00
Legal-Attorney Fees	3,100.45	
Mailings		
Box 924	132.00	88.00
Mailings - Other	567.33	352.41
Total Mailings	699.33	440.41
Misc	0.00	9.64

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through November 2021

	Jan - Nov 21	Budget
Miscellaneous		
ACC Office Supplies	107.11	
Legal Records	26.00	
Office Supplies	75.00	
Total Miscellaneous	208.11	
PEC Electricity	1,536.39	1,561.49
Taxes	386.04	2,957.55
Web Hosting Fees	0.00	367.40
Total Expense	19,195.92	17,092.15
Net Ordinary Income	-12,940.37	4,337.60
Net Income	-12,940.37	4,337.60



COMMITTEE ACTIVITY REPORT

Date: December 2021

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Approved the following: 620 Saddleridge – New house construction.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Installed new aluminum mini-blinds at the Clubhouse (all 12 windows). Cost to SPOA \$425 from blinds.com.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

There was one scheduled reservation this month; no reservations yet for January.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with the November Board meeting minutes.