



MINUTES
SPOA BOARD MEETING
December 19, 2022

Open Forum 6:30 PM

As there were no Open Forum items, the meeting was started early.

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** – Laura Wondercheck 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 Compliance Issue – A Saddleridge Covenants compliance legal action is now in process for one property (Lot 23) regarding continued violation of certain sections of the Saddleridge Covenants. Late last year the first step in the legal process was completed; a USPS-delivered Certified letter as mandated by the Texas Property Code giving notice of the violations.

During the January Board meeting, a motion was made and approved to proceed with legal action against the owner of Lot 23 to secure compliance with the Covenants, and remedy the violations cited in the previously-delivered notice.

February Update: The Petition has been filed with the appropriate Hays County court. The next step is delivery of the Court papers to the property owner.

March Update: The Court papers were delivered late February, with a month then allowed for the owners to file a written answer with the Court.

April Update: A motion for a default judgement was filed with the Court, and are now awaiting Court scheduling for either a judgement or hearing.

May Update: A Hays County court hearing to grant a default judgement is scheduled for May 18.

June/July Update: On May 18th the Hays County court granted a default judgement in favor of the SPOA. A lien was filed with the County to recover all legal fees expended by the SPOA. We are now awaiting communication

from the SPOA lawyer regarding the next step in the enforcement process.

August Update: A motion was made, seconded, and passed unanimously by the Board to begin foreclosure proceedings on the court-granted judgement lien on the property.

September/October/November Update: The SPOA has begun foreclosure proceedings on the court-granted judgement lien on the property.

December Update: A status report from the SPOA lawyer indicates that foreclosure proceedings are under way; but may take some time to generate and file the needed paperwork with the applicable courts.

This item will remain open.

- Dark Sky Compliant Entrance Lighting – The Wimberley Dark Sky lighting regulations passed a few years ago mandate lighting that complies to said regulations. The current Saddleridge entrance lighting is not compliant; and must be brought into compliance by mid-2023. If not, the SPOA could face fines levied by the City.

Four reputable local outdoor lighting design & installation vendors were identified and contacted; and each was asked for ideas (leading hopefully to a cost proposal) for the design and installation of compliant lighting. Only two of the vendors replied; asking for more details. All four of those vendors have now said they are not interested in this “small” job. Most likely this will end up being a “do it ourselves” project, and may be accomplished simply by using dimmer bulbs in the entrance light fixtures.

Further research is ongoing; and one more local electrician who is familiar with the Dark Sky regs has been identified. He will be contacted ASAP to see if he can help, and/or is interested in bidding on the project.

This item will remain open.

- **New Business:**

- SPOA 2023 Annual Dues -- The SPOA 2023 Dues Invoices were mailed to all residents at their address on record toward the end of November. The mailing included both the invoice and a stamped return envelope. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments are due by January 1, 2023.

New for this year is an option to pay Dues via a credit card or PayPal/Venmo. Instructions for doing such were included with the Dues invoice mailing. So far, 38 residents have chosen to pay their Dues in this manner. A big thanks to the SPOA Webmaster, Joe Williams, for getting this set up!

This item will remain open.

The meeting was adjourned at 7:05 PM.

SPOA
Balance Sheet
As of November 30, 2022

	<u>Nov 30, 22</u>	<u>Nov 30, 21</u>
ASSETS		
Current Assets		
Checking/Savings		
Broadway Bank CD 7439	53,375.80	52,461.26
Broadway Bank CD 7440	26,144.45	25,696.49
Ozona Checking	23,440.10	22,476.20
Ozona Money Market	16,739.43	16,731.06
Total Checking/Savings	119,699.78	117,365.01
Accounts Receivable		
Accounts Receivable	-974.50	-877.09
Total Accounts Receivable	-974.50	-877.09
Other Current Assets		
Undeposited Funds	192.00	242.00
Total Other Current Assets	192.00	242.00
Total Current Assets	118,917.28	116,729.92
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	80,500.00	80,500.00
TOTAL ASSETS	<u>199,417.28</u>	<u>197,229.92</u>
LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	102,692.44	99,346.89
Net Income	-14,098.56	-12,940.37
Total Equity	199,417.28	197,229.92
TOTAL LIABILITIES & EQUITY	<u>199,417.28</u>	<u>197,229.92</u>

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through November 2022

	Jan - Nov 22	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	400.00	150.00
HOA Dues Collected	5,160.02	19,680.00
Interest Assessed Fees	91.39	65.78
Interest Income	21.78	24.07
Resale Cert. Fee	750.00	550.00
Transfer Fees	1,029.00	500.00
Total Income	7,452.19	20,969.85
Gross Profit	7,452.19	20,969.85
Expense		
Accounting		
Accounting-Bookkeeper	2,400.00	2,067.20
Total Accounting	2,400.00	2,067.20
Bank Charges		
Safe Deposit Box	40.00	40.00
Total Bank Charges	40.00	40.00
Clubhouse Expenses		
Cleaning	300.00	150.00
Heating and AC	0.00	215.00
Insurance	373.10	373.10
Pest Control	460.06	292.28
Plumbing Repairs	290.11	
Repairs	0.00	214.68
Septic Cleaning and Service	275.00	370.00
Trash	661.03	595.95
Total Clubhouse Expenses	2,359.30	2,211.01
Food for Saddleridge Meetings		
Food for Annual BBQ	210.81	
Food for Saddleridge Meetings - Other	270.40	
Total Food for Saddleridge Meetings	481.21	
Improvements		
Landscaping		
Entrance	0.00	2,126.91
Lighting	0.00	926.00
Total Landscaping	0.00	3,052.91
Total Improvements	0.00	3,052.91
Insurance-HOA Liability	945.00	842.00
Insurance, D&O	2,467.00	2,243.00
Lawn Maintenance	1,510.00	1,860.00
Legal-Attorney Fees	9,091.97	
Mailings		
Box 924	0.00	0.00
Mailings - Other	14.76	208.38
Total Mailings	14.76	208.38
Miscellaneous		
ACC Office Supplies	0.00	18.59
Legal Records	99.18	
Office Supplies	94.35	0.00
Website Domain	168.95	
Miscellaneous - Other	0.00	6.05
Total Miscellaneous	362.48	24.64

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
January through November 2022

	<u>Jan - Nov 22</u>	<u>Budget</u>
PEC Electricity	1,516.11	1,291.96
Taxes	362.92	0.00
Web Hosting Fees	0.00	246.25
Total Expense	<u>21,550.75</u>	<u>14,087.35</u>
Net Ordinary Income	<u>-14,098.56</u>	<u>6,882.50</u>
Net Income	<u>-14,098.56</u>	<u>6,882.50</u>



COMMITTEE ACTIVITY REPORT

Date: December 2022

Architectural Committee

Chairperson: Krista Reynolds 503-349-6575

Did not report.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced the Clubhouse septic system aeration pump. The old pump was in such bad shape that it was not repairable. Cost to the SPOA \$290.

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Clubhouse has been rented 3 times since the previous Board Meeting.

Website Committee

Chairperson: Joe Williams 512-750-4274

1. Updated Board minutes on website.
2. Added Board meeting agenda on website.
3. Added Laura Wondercheck to Saddleridge Board on website.
4. Opened Paypal account for Saddleridge, modified website to support PayPal, tested PayPal interface, and implemented.
5. Moved Saddleridge email forwarding addresses from prior email hosting service to new Saddleridge gmail account.