



MINUTES
SPOA BOARD MEETING
December 18, 2023

Open Forum 6:30 PM

There were no Open Forum items this month; therefore, the Board Meeting was started early.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – SPOA Secretary George Graham submitted the previous month's Meeting Minutes for approval via earlier email. The Minutes were approved as submitted.
- **Treasurer's Report** – The previous month's Treasurer's Report was submitted for approval by the SPOA Bookkeeper (Marla Koosed) and temporary SPOA Treasurer (George Graham). The Treasurer's Report was approved as submitted.
- **Committee Activity Report** – SPOA Secretary 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.

On May 18, 2022 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.

August 2022 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.

End-of-year 2023 Update: The District Clerk for Hays County is scheduled to issue a Writ of Execution to submit to the Hays County constable to legally "seize" the lot – apparently this is not a fast process. Once that is done, the process for sale of the lot at public auction can move forward.

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.

The vendor chosen for the project (Aqua LED, who has great Saddleridge resident references, and had previously provided an estimate for consideration) completed the new lighting installation in a timely and competent manner to the Board's satisfaction.

This item will now be closed.

- SPOA 2024 Annual Dues -- The SPOA 2024 Dues Invoices were mailed to all residents at their address of record near 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, 2024. As with last year, there is an option to pay Dues via a credit card or PayPal/Venmo. Instructions for doing such were included with the Dues invoice mailing. An email reminder will be sent out after Christmas.

In early January, Board members will start contacting property owners who remain delinquent on their Dues payments. As in previous years, there are usually a couple of dozen property owners who have to be prodded for their Dues payment.

This item will remain open.

- **New Business:**

No New Business.

The meeting was adjourned at 7:05 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

As of November 30, 2023

	<u>Nov 31, 2023</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	21,262.17
Ozona Money Market	16,822.00
PayPal	1,106.90
Broadway Bank CD 7439	53,703.17
Broadway Bank CD 7440	26,304.82
Total Checking/Savings	<u>119,199.06</u>
Accounts Receivable	
Accounts Receivable	18,612.00
Total Accounts Receivable	<u>18,612.00</u>
Total Current Assets	<u>137,811.06</u>
Fixed Assets	
Saddleridge Property	
Building	63,918.00
Land	7,102.00
Property Improvements	17,131.00
Total Saddleridge Property	<u>88,151.00</u>
Total Fixed Assets	<u>88,151.00</u>
TOTAL ASSETS	<u><u>225,962.06</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Deferred Revenue	134.00
Total Current Liabilities	<u>134.00</u>
Total Liabilities	134.00
Equity	
Retained Earnings	222,083.16
Net Income	3,744.90
Total Equity	<u>225,828.06</u>
TOTAL LIABILITIES & EQUITY	<u><u>225,962.06</u></u>

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
year-to-date through November 2023

	<u>Jan 23</u>	<u>Feb 23</u>	<u>Mar 23</u>	<u>Apr 23</u>	<u>May 23</u>	<u>Jun 23</u>	<u>Jul 23</u>	<u>Aug 23</u>	<u>Sep 23</u>	<u>Oct 23</u>	<u>Nov 23</u>	<u>TOTAL</u>
Ordinary Income/Expense												
Income												
Clubhouse Usage Fee	\$ -	\$ 75.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75.00
HOA Dues Collected	\$ 4,320.00	\$ 288.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,064.00	\$ 24,672.00
Interest Assessed Fees	\$ -	\$ (167.52)	\$ 16.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (151.27)
Resale Cert. Fee	\$ 100.00	\$ 100.00	\$ 50.00	\$ -	\$ 150.00	\$ -	\$ -	\$ 50.00	\$ 50.00	\$ -	\$ -	\$ 500.00
Transfer Fees	\$ 50.00	\$ (50.00)	\$ 50.00	\$ 50.00	\$ 100.00	\$ -	\$ -	\$ -	\$ 50.00	\$ -	\$ -	\$ 250.00
Interest Income	\$ 4.06	\$ 3.88	\$ 8.90	\$ 16.51	\$ 16.67	\$ 5.85	\$ 25.76	\$ 224.48	\$ 14.65	\$ 14.53	\$ 13.69	\$ 348.98
Uncategorized Income	\$ 17.28	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.28
Total Income	<u>\$ 4,491.34</u>	<u>\$ 249.36</u>	<u>\$ 125.15</u>	<u>\$ 66.51</u>	<u>\$ 266.67</u>	<u>\$ 5.85</u>	<u>\$ 25.76</u>	<u>\$ 274.48</u>	<u>\$ 114.65</u>	<u>\$ 14.53</u>	<u>\$ 20,077.69</u>	<u>\$ 25,711.99</u>
Expense												
Accounting												
Accounting-Bookkeeper	\$ 200.00	\$ 200.00	\$ -	\$ 200.00	\$ 200.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ -	\$ 220.00	\$ 1,900.00
Total Accounting	<u>\$ 200.00</u>	<u>\$ 200.00</u>	<u>\$ -</u>	<u>\$ 200.00</u>	<u>\$ 200.00</u>	<u>\$ 220.00</u>	<u>\$ 220.00</u>	<u>\$ 220.00</u>	<u>\$ 220.00</u>	<u>\$ -</u>	<u>\$ 220.00</u>	<u>\$ 1,900.00</u>
Bank Charges												
Safe Deposit Box	\$ 40.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40.00
Service Charges	\$ 68.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45.10	\$ 113.73
Total Bank Charges	<u>\$ 108.63</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 45.10</u>	<u>\$ 153.73</u>
Clubhouse Expenses												
Cleaning Labor	\$ 300.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300.00
Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 409.38	\$ -	\$ -	\$ 409.38
Maintenance Labor	\$ -	\$ 3,409.88	\$ -	\$ 1,353.13	\$ -	\$ -	\$ -	\$ -	\$ 135.31	\$ -	\$ -	\$ 4,898.32
Pest Control	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ -	\$ -	\$ 119.08	\$ 476.32
Trash	\$ -	\$ 192.46	\$ -	\$ -	\$ 192.46	\$ -	\$ -	\$ 221.32	\$ -	\$ 221.32	\$ -	\$ 827.56
Total Clubhouse Expenses	<u>\$ 300.00</u>	<u>\$ 3,721.42</u>	<u>\$ -</u>	<u>\$ 1,353.13</u>	<u>\$ 311.54</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 340.40</u>	<u>\$ 544.69</u>	<u>\$ 221.32</u>	<u>\$ 119.08</u>	<u>\$ 6,911.58</u>
Electricity - PEC	\$ 142.00	\$ 194.00	\$ 141.00	\$ 131.00	\$ 129.00	\$ 130.00	\$ 134.00	\$ 161.00	\$ 139.00	\$ 139.00	\$ 155.00	\$ 1,595.00
Entrance Christmas Lights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,024.99	\$ 1,024.99
Insurance - Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,584.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,584.00
Insurance - D&O	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 996.00	\$ -	\$ -	\$ -	\$ -	\$ 996.00
Lawn Maintenance	\$ -	\$ 200.00	\$ -	\$ -	\$ 200.00	\$ 320.00	\$ 320.00	\$ 200.00	\$ -	\$ -	\$ -	\$ 1,240.00
Legal - Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ 245.00	\$ -	\$ 175.00	\$ -	\$ 1,295.00	\$ 2,318.56	\$ 256.00	\$ 4,289.56
Miscellaneous Expenses												
ACC Office Supplies	\$ 100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118.28	\$ -	\$ 105.00	\$ -	\$ 323.28
Office Expenses	\$ -	\$ 12.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29.00	\$ 294.33	\$ 335.47
Web Hosting Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187.71	\$ 187.71
Website Domain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179.40	\$ -	\$ -	\$ 179.40
Total Miscellaneous Expenses	<u>\$ 100.00</u>	<u>\$ 12.14</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 118.28</u>	<u>\$ 179.40</u>	<u>\$ 134.00</u>	<u>\$ 482.04</u>	<u>\$ 1,025.86</u>
Post Office Box	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176.00	\$ 176.00
Postage and Delivery	\$ 8.13	\$ -	\$ 8.13	\$ 16.26	\$ 20.73	\$ -	\$ -	\$ -	\$ 17.12	\$ -	\$ -	\$ 70.37
Total Expense	<u>\$ 858.76</u>	<u>\$ 4,327.56</u>	<u>\$ 149.13</u>	<u>\$ 1,700.39</u>	<u>\$ 1,106.27</u>	<u>\$ 3,254.00</u>	<u>\$ 1,845.00</u>	<u>\$ 1,039.68</u>	<u>\$ 2,395.21</u>	<u>\$ 2,812.88</u>	<u>\$ 2,478.21</u>	<u>\$ 21,967.09</u>
Net Income	<u>\$ 3,632.58</u>	<u>\$ (4,078.20)</u>	<u>\$ (23.98)</u>	<u>\$ (1,633.88)</u>	<u>\$ (839.60)</u>	<u>\$ (3,248.15)</u>	<u>\$ (1,819.24)</u>	<u>\$ (765.20)</u>	<u>\$ (2,280.56)</u>	<u>\$ (2,798.35)</u>	<u>\$ 17,599.48</u>	<u>\$ 3,744.90</u>

Saddleridge Property Owners Association

Budget vs Actual - Modified Cash Basis

year-to-date through November 2023

	<u>Jan - Nov 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Clubhouse Usage Fee	\$ 75.00	\$ 425.00	\$ (350.00)	17.65%
HOA Dues	\$ 24,672.00	\$ 4,812.00	\$ 19,860.00	512.72%
Interest Assessed Fees	\$ (151.27)	\$ 100.00	\$ (251.27)	(151.27%)
Resale Cert. Fee	\$ 500.00	\$ 750.00	\$ (250.00)	66.67%
Transfer Fees	\$ 250.00	\$ 804.00	\$ (554.00)	31.1%
Interest Income	\$ 348.98	\$ 22.88	\$ 326.10	1,525.26%
Uncategorized Income	\$ 17.28	\$ -	\$ 17.28	100.0%
Total Income	<u>\$ 25,711.99</u>	<u>\$ 6,913.88</u>	<u>\$ 18,798.11</u>	<u>371.89%</u>
Expense				
Accounting				
Accounting-Bookkeeper	\$ 1,900.00	\$ 2,400.00	\$ (500.00)	79.17%
Total Accounting	<u>\$ 1,900.00</u>	<u>\$ 2,400.00</u>	<u>\$ (500.00)</u>	<u>79.17%</u>
Bank Charges				
Safe Deposit Box	\$ 40.00	\$ 40.00	\$ -	100.0%
Service Charges	\$ 113.73	\$ 7.68	\$ 106.05	1,480.86%
Total Bank Charges	<u>\$ 153.73</u>	<u>\$ 47.68</u>	<u>\$ 106.05</u>	<u>322.42%</u>
Clubhouse Expenses				
Cleaning Labor	\$ 300.00	\$ 300.00	\$ -	100.0%
Insurance	\$ 409.38	\$ 373.10	\$ 36.28	109.72%
Maintenance Labor	\$ 4,898.32	\$ -	\$ 4,898.32	100.0%
Pest Control	\$ 476.32	\$ 460.06	\$ 16.26	103.53%
Repairs	\$ -	\$ 150.00	\$ (150.00)	0.0%
Septic Cleaning and Service	\$ -	\$ 275.00	\$ (275.00)	0.0%
Trash	\$ 827.56	\$ 762.46	\$ 65.10	108.54%
Total Clubhouse Expenses	<u>\$ 6,911.58</u>	<u>\$ 2,320.62</u>	<u>\$ 4,590.96</u>	<u>297.83%</u>
Electricity - PEC	\$ 1,595.00	\$ 1,516.11	\$ 78.89	105.2%
Food for Saddleridge Mtgs/BBQ	\$ -	\$ 480.00	\$ (480.00)	0.0%
Insurance - D&O	\$ 2,584.00	\$ 2,467.00	\$ 117.00	104.74%
Insurance - Liability	\$ 996.00	\$ 945.00	\$ 51.00	105.4%
Lawn Maintenance	\$ 1,240.00	\$ 1,510.00	\$ (270.00)	82.12%
Legal-Attorney Fees	\$ 4,289.56	\$ 1,925.00	\$ 2,364.56	222.83%
Miscellaneous Expenses				
ACC Office Supplies	\$ 323.28	\$ -	\$ 323.28	100.0%
Christmas Lights for Entrances	\$ 1,024.99	\$ -	\$ 1,024.99	100.0%
Office Supplies	\$ 335.47	\$ 94.35	\$ 241.12	355.56%
Web Hosting Fees	\$ 187.71	\$ -	\$ 187.71	100.0%
Website Domain	\$ 179.40	\$ 168.95	\$ 10.45	106.19%
Total Miscellaneous Expenses	<u>\$ 2,050.85</u>	<u>\$ 263.30</u>	<u>\$ 1,787.55</u>	<u>778.9%</u>
Post Office Box	\$ 176.00	\$ -	\$ 176.00	100.0%
Postage and Delivery	\$ 70.37	\$ 14.76	\$ 55.61	476.76%
Taxes - Property	\$ -	\$ 362.92	\$ (362.92)	0.0%
Total Expense	<u>\$ 21,967.09</u>	<u>\$ 14,252.39</u>	<u>\$ 7,714.70</u>	<u>154.13%</u>
Net Income	<u>\$ 3,744.90</u>	<u>\$ (7,338.51)</u>	<u>\$ 11,083.41</u>	<u>(51.03%)</u>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.



COMMITTEE ACTIVITY REPORT

Date: December 2023

Architectural Committee

Chairperson: Brad Thompson 210-241-4774

Approved the following:

738 Saddleridge - outbuilding/pergola/fence.

653 Saddleridge - gate/fence.

632 Saddleridge - gate/fence.

715 Saddleridge – mailbox.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced one inoperative Clubhouse porch light bulb. Cleaned dead bugs out of the other porch lights.

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-214-1565

Did not report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Added the previous approved Board meeting minutes to website documents list.

Replaced the previous month's Board meeting notice with the current version on the website.

Maintained/monitored Saddleridge.com email addresses.