



**MINUTES**  
**SPOA BOARD MEETING**  
**December 16, 2024**

**Open Forum 6:30 PM**

As there were no Open Forum items, and no one else in attendance other than the four Board members, 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 the SPOA Treasurer (Charles Lundelius) via earlier email. The Treasurer's Report was approved as submitted. Also submitted for review was an initial draft of the 2025 SPOA Budget.
- **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:**
  - 2025 SPOA Dues Collection – The SPOA 2025 Dues Invoices were emailed to all residents at their email addresses of record on November 30th. An earlier decision was made to attempt electronic invoices this year to save considerable money on the Dues collection process (postage, printing, and envelopes). The email included attached files of the invoice, and instructions on how to pay Dues via a credit card or PayPal/Venmo through the Saddleridge web site. Dues payments are due by January 1, 2025. Paper invoices were mailed to all property owners for which the SPOA has no email contact info. A reminder email will be sent right after Christmas. As of this meeting, about 60% of the property owners have paid their dues. This item will remain open.
  - Discuss and Potentially Take Action Concerning Restrictive Covenant Violations in the Community – Per a Board decision made during the November SPOA Board Meeting, a Covenants compliance enforcement action has been initiated for Lot 108 regarding continued violation of a certain section of the Saddleridge Covenants. The first step in the process was completed; delivery of a USPS-Certified letter as mandated by Section 209 of the Texas Property Code (delivered on Sept. 27<sup>th</sup>) giving notice of the violation, and allowing the owners to request a hearing before the Board within 30 days of the receipt of the letter. During this 30-day window, the

lot owner neither cured the violation nor requested a hearing before the Board. On Oct. 28, the SPOA received a letter from the property owner's lawyer implying (but not actually stating) that there was no violation; but offering no proof thereof. On Nov. 7, the SPOA lawyer asked via Certified letter for actual proof of compliance; however no reply to that letter was received.

The next step will be to pursue an injunction through the Hays County District Court. After Board discussion on the matter, a motion was made to proceed with a Court injunction petition to, if successful, secure compliance with the Covenants and remedy the violation cited in the previously-delivered notice. The motion was seconded, and then put to a Board vote. The motion was approved by a vote of four to zero.

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, 2024

	<u>Nov 30, 2024</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Ozona Checking	6,170.46
Ozona Money Market	20,097.28
Broadway Bank CD	93,065.40
PayPal	1,659.86
<b>Total Checking/Savings</b>	<u>\$ 120,993.00</u>
<b>Accounts Receivable</b>	
Accounts Receivable	18,436.00
<b>Total Accounts Receivable</b>	<u>\$ 18,436.00</u>
<b>Total Current Assets</b>	<u>\$ 139,429.00</u>
<b>Fixed Assets</b>	
<b>Saddleridge Property</b>	
Building	63,918.00
Land	7,102.00
Property Improvements	27,537.57
<b>Total Saddleridge Property</b>	<u>\$ 98,557.57</u>
<b>Total Fixed Assets</b>	<u>\$ 98,557.57</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 237,986.57</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Deferred Dues Payments	236.00
<b>Total Current Liabilities</b>	<u>\$ 236.00</u>
<b>Total Liabilities</b>	<u>\$ 236.00</u>
<b>Equity</b>	
Retained Earnings	223,978.18
Net Income	13,772.39
<b>Total Equity</b>	<u>\$ 237,750.57</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 237,986.57</u></u>

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
year-to-date through November, 2024

	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24	Sep 24	Oct 24	Nov 24	TOTAL
<b>Ordinary Income/Expense</b>												
<b>Income</b>												
HOA Dues	-	(96.00)	-	-	-	-	-	-	-	-	20,064.00	19,968.00
Interest Assessed Fees	2,470.15	11.63	-	-	-	-	-	-	-	-	-	2,481.78
Resale Cert. Fee	-	50.00	50.00	-	-	-	50.00	50.00	-	250.00	(50.00)	400.00
Transfer Fees	-	50.00	50.00	-	-	-	50.00	50.00	-	250.00	(100.00)	350.00
Clubhouse Usage Fee	100.00	-	-	-	-	-	-	-	-	-	-	100.00
Judgment Revenue	7,771.97	-	-	-	-	-	-	-	-	-	-	7,771.97
Interest Income	22.97	25.10	25.10	23.76	24.06	23.02	23.42	4,079.42	19.74	19.87	11.63	4,298.09
<b>Total Income</b>	<b>\$ 10,365.09</b>	<b>\$ 40.73</b>	<b>\$ 125.10</b>	<b>\$ 23.76</b>	<b>\$ 24.06</b>	<b>\$ 23.02</b>	<b>\$ 123.42</b>	<b>\$ 4,179.42</b>	<b>\$ 19.74</b>	<b>\$ 519.87</b>	<b>\$ 19,925.63</b>	<b>\$ 35,369.84</b>
<b>Expense</b>												
<b>Bank Charges</b>												
Safe Deposit Box	40.00	-	-	-	-	-	-	-	-	-	-	40.00
Merchant Fees/Svc Chg	83.99	-	-	-	-	-	-	3.84	-	3.84	60.46	152.13
<b>Total Bank Charges</b>	<b>\$ 123.99</b>	<b>\$ -</b>	<b>\$ 3.84</b>	<b>\$ -</b>	<b>\$ 3.84</b>	<b>\$ 60.46</b>	<b>\$ 192.13</b>					
<b>Billable Expenses</b>	-	-	-	930.00	308.00	1,430.87	-	\$ 790.00	\$ 58.08	\$ 562.50	\$ -	4,079.45
<b>Clubhouse Expenses</b>												
Cleaning Labor	-	100.00	-	-	-	(300.00)	-	-	-	-	-	(200.00)
Clubhouse Insurance	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maint - Supplies	-	43.28	-	41.25	-	75.58	-	99.18	-	-	-	259.29
Pest Control	-	119.08	-	-	119.08	-	-	119.08	-	-	119.08	476.32
Septic Cleaning and Service	-	265.00	-	-	-	-	-	-	-	-	-	265.00
Trash	305.66	(221.32)	-	-	84.34	-	-	84.34	-	-	84.34	337.36
<b>Total Clubhouse Expenses</b>	<b>\$ 305.66</b>	<b>\$ 306.04</b>	<b>\$ -</b>	<b>\$ 41.25</b>	<b>\$ 203.42</b>	<b>\$ (224.42)</b>	<b>\$ -</b>	<b>\$ 302.60</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203.42</b>	<b>\$ 1,137.97</b>
Electricity	178.00	253.00	147.00	126.00	126.00	129.00	130.00	130.00	130.00	129.00	130.00	1,608.00
Insurance - Liability	-	-	-	-	-	-	-	-	2,371.00	-	-	2,371.00
Insurance - D&O	-	-	-	-	-	-	-	-	2,278.00	-	-	2,278.00
Post Office Box	-	-	-	-	-	-	-	-	-	-	-	-
Postage and Delivery	-	17.46	-	35.93	17.46	8.73	-	-	-	-	-	79.58
<b>Professional Fees</b>												
Accounting	-	440.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	2,420.00
Legal	1,239.00	-	2,022.37	15.00	10.00	-	(10.00)	225.00	-	225.00	-	3,726.37
<b>Total Professional Fees</b>	<b>\$ 1,239.00</b>	<b>\$ 440.00</b>	<b>\$ 2,242.37</b>	<b>\$ 235.00</b>	<b>\$ 230.00</b>	<b>\$ 220.00</b>	<b>\$ 210.00</b>	<b>\$ 445.00</b>	<b>\$ 220.00</b>	<b>\$ 445.00</b>	<b>\$ 220.00</b>	<b>6,146.37</b>
<b>Repairs &amp; Maintenance</b>												
Repairs & Maintenance - Labor	\$ -	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500.00
Lawn Maintenance	200.00	-	200.00	220.00	220.00	400.00	570.00	-	350.00	350.00	-	2,510.00
<b>Total Repairs &amp; Maintenance</b>	<b>\$ 200.00</b>	<b>\$ -</b>	<b>\$ 700.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 400.00</b>	<b>\$ 570.00</b>	<b>\$ -</b>	<b>\$ 350.00</b>	<b>\$ 350.00</b>	<b>\$ -</b>	<b>3,010.00</b>
<b>Miscellaneous Expenses</b>												
Office Expenses	-	70.90	-	(49.88)	93.04	-	-	-	-	-	-	114.06
Web Hosting Fees	-	-	-	-	-	-	-	-	-	-	153.48	153.48
Website Domain	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Miscellaneous Expenses</b>	<b>\$ -</b>	<b>\$ 70.90</b>	<b>\$ -</b>	<b>\$ (49.88)</b>	<b>\$ 93.04</b>	<b>\$ -</b>	<b>\$ 288.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 292.89</b>	<b>\$ 694.95</b>
<b>Total Expense</b>	<b>\$ 2,046.65</b>	<b>\$ 1,087.40</b>	<b>\$ 3,089.37</b>	<b>\$ 1,538.30</b>	<b>\$ 1,197.92</b>	<b>\$ 1,964.18</b>	<b>\$ 1,198.00</b>	<b>\$ 1,671.44</b>	<b>\$ 5,407.08</b>	<b>\$ 1,490.34</b>	<b>\$ 906.77</b>	<b>\$ 21,597.45</b>
<b>Net Income</b>	<b>\$ 8,318.44</b>	<b>\$ (1,046.67)</b>	<b>\$ (2,964.27)</b>	<b>\$ (1,514.54)</b>	<b>\$ (1,173.86)</b>	<b>\$ (1,941.16)</b>	<b>\$ (1,074.58)</b>	<b>\$ 2,507.98</b>	<b>\$ (5,387.34)</b>	<b>\$ (970.47)</b>	<b>\$ 19,018.86</b>	<b>\$ 13,772.39</b>

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

# Saddleridge Property Owners Association

## Budget vs Actual - Modified Cash Basis

year-to-date through November, 2024

	<u>Jan - Nov 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Dues	19,968.00	0.00	19,968.00	100.0%
Interest Assessed Fees	2,481.78	50.00	2,431.78	4,963.56%
Resale Cert. Fee	400.00	450.00	(50.00)	88.89%
Transfer Fees	350.00	450.00	(100.00)	77.78%
Clubhouse Usage Fee	100.00	200.00	(100.00)	50.0%
Judgment Revenue	7,771.97	0.00	7,771.97	100.0%
Interest Income	4,298.09	450.00	3,848.09	955.13%
<b>Total Income</b>	<u>35,369.84</u>	<u>1,600.00</u>	<u>33,769.84</u>	<u>2,210.62%</u>
<b>Expense</b>				
Billable Expenses	4,079.45	0.00		
<b>Bank Charges</b>				
Safe Deposit Box	40.00	40.00	0.00	100.0%
Merchant Fees/Service Charges	152.13	50.00	102.13	304.26%
<b>Total Bank Charges</b>	<u>192.13</u>	<u>90.00</u>	<u>102.13</u>	<u>213.48%</u>
<b>Clubhouse Expenses</b>				
Cleaning Labor	(200.00)	275.00	(475.00)	(72.73%)
Clubhouse Insurance	0.00	413.42	(413.42)	0.0%
Pest Control	476.32	476.32	0.00	100.0%
Repairs & Maintenance Labor	0.00	733.33	(733.33)	0.0%
Repairs & Maintenance Supplies	259.29	183.33	75.96	141.43%
Septic Cleaning and Service	265.00	275.00	(10.00)	96.36%
Trash	337.36	910.32	(572.96)	37.06%
Misc	0.00	6,500.00	(6,500.00)	0.0%
<b>Total Clubhouse Expenses</b>	<u>1,137.97</u>	<u>9,766.72</u>	<u>(8,628.75)</u>	<u>11.65%</u>
Electricity	1,608.00	1,746.43	(138.43)	92.07%
Event Expenses	0.00	576.00	(576.00)	0.0%
Insurance - D&O	2,371.00	2,605.53	(234.53)	91.0%
Insurance - Liability	2,278.00	1,004.30	1,273.70	226.83%
<b>Professional Fees</b>				
Legal Fees	3,726.37	1,833.33	1,893.04	203.26%
Accounting-Bookkeeper	2,420.00	2,420.00	0.00	100.0%
<b>Total Professional Fees</b>	<u>6,146.37</u>	<u>4,253.33</u>	<u>1,893.04</u>	<u>144.51%</u>
<b>Repairs and Maintenance</b>				
Repairs & Maintenance - Labor	500.00	0.00		100.0%
Lawn Maintenance	2,510.00	1,393.33	1,116.67	180.14%
<b>Total Repairs and Maintenance</b>	<u>3,010.00</u>	<u>1,393.33</u>	<u>1,616.67</u>	<u>216.03%</u>
<b>Miscellaneous Expenses</b>				
Office Supplies	114.06	46.90	67.16	243.2%
Web Hosting Fees	153.48	189.27	(35.79)	81.09%
Website Domain	0.00	180.89	(180.89)	0.0%
Misc. Expenses - Other	427.41	0.00	0.00	0.0%
<b>Total Miscellaneous Expenses</b>	<u>694.95</u>	<u>417.06</u>	<u>277.89</u>	<u>166.63%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	79.58	91.67	(12.09)	86.81%
<b>Taxes</b>				
Taxes - Property	0.00	0.00	0.00	0.0%
<b>Total Taxes</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Total Expense</b>	<u>21,597.45</u>	<u>21,944.37</u>	<u>(346.92)</u>	<u>98.42%</u>
<b>Net Ordinary Income</b>	<u>13,772.39</u>	<u>(20,344.37)</u>	<u>34,116.76</u>	<u>(67.7%)</u>
<b>Net Income</b>	<u><b>13,772.39</b></u>	<u><b>(20,344.37)</b></u>	<u><b>34,116.76</b></u>	<u><b>(67.7%)</b></u>

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## COMMITTEE ACTIVITY REPORT

Date: December 2024

### Architectural Committee

Chairperson: Sharon Drobeck 512-722-3443

Approved the following: Well Shed Addition for 411 canyon Gap.

Monitoring planned construction of a permanent mailbox at 111 Canyon Gap, and a possible greenhouse at 400 Packsaddle Pass.

Answered various questions from residents regarding ACC procedures and ACC-related Covenants.

### Maintenance Committee

Chairperson: George Graham 903-449-2977

Emptied Clubhouse picnic area trash cans. Replaced Clubhouse water sediment filter cartridge, and cleaned sink faucet aerators (rust-clogged).

### Landscape Committee

Chairperson: Position Open

A new Landscape Committee Chairperson is needed (the previous Chairperson has moved away).

### Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

One Clubhouse rental since the previous meeting. The Clubhouse was cleaned prior to this rental. No further rental reservations as yet.

An additional Clubhouse Committee member is now needed for backup duties.

### Website Committee

Chairperson: Joe Williams 512-750-4274

Updated Saddleridge website with Board minutes and Board meeting notice. Managed email distribution for Saddleridge email addresses.