



MINUTES
SPOA BOARD MEETING
January 22, 2018

Open Forum 6:30 PM

Three residents stopped by for this month's meeting; each having a question or concern to air.

- (1) There was a concern raised about poor lighting at the Saddleridge Dr. entrance, making it easy to scrape the curb when turning in from the berm (since TxDOT didn't allow us a legitimate right turn lane there). The Board will look into adding additional lighting there.
- (2) The issue of an increase in littering was brought up; littering most likely from workers in Saddleridge for numerous house-building projects. The Board will send out a communication asking residents to remind their contractors about littering, and to please harvest any litter seen along the roads in front of their properties.
- (3) A question was asked about how Board Meeting Minutes are published, and the sometimes vague wording of agenda items. It was explained how at times vagueness is needed to adhere to privacy regulations outlines in the Property Code (among other regulations); especially at times when legal action is being considered.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – George Graham submitted the previous two months' Meeting Minutes for approval (via earlier email). There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** – Addie Horn submitted the previous two months' Treasurer's Reports for approval. There was some discussion regarding the number of residents with late 2018 SPOA Dues, and the action plan for collection. The Treasurer's Reports were then approved as submitted.
- **Committee Activity Reports** - George Graham submitted the previous two months' Committee Reports, and mentioned current and upcoming plumbing issues at the Clubhouse. The Committee Reports were then approved as submitted.
- **Old Business:**
 - Recent Spate of Covenant Violations – The Board and ACC members have recently been having issues with some residents not getting proper ACC approval for certain projects on their properties. When contacted about this issues, some residents didn't seem to know about the need for ACC approval; while others didn't seem to know there even were Covenants. To hopefully alleviate some of these issues going forward, an

informational letter was included in the 2018 Dues Invoice mail-out. Soon after the mail-out, a number of residents contacted the ACC for approval of certain projects; some stating they didn't know of such a requirement. Obviously, the mail-out helped. This Item will now be closed; but will be monitored going forward.

- **New Business:**

- Possible Legal Action Against One Property Owner for Ongoing Covenant Violations – Legal action was being considered against one property owner for various Covenant violations going on over the previous few months. The property owner has now complied with the Covenants. This Item will now be closed; but will be monitored going forward.

The meeting was adjourned at 7:40 PM.

SPOA
Balance Sheet
As of December 31, 2017

	<u>Dec 31, 17</u>	<u>Dec 31, 16</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,393.99	25,343.26	50.73
Ozona CD #305552	25,373.21	25,322.51	50.70
Ozona Checking	16,408.52	18,625.99	-2,217.47
Ozona Money Market	41,591.76	41,550.18	41.58
Total Checking/Savings	<u>108,767.48</u>	<u>110,841.94</u>	<u>-2,074.46</u>
Accounts Receivable			
Accounts Receivable	-192.00	-192.00	0.00
Total Accounts Receivable	<u>-192.00</u>	<u>-192.00</u>	<u>0.00</u>
Total Current Assets	<u>108,575.48</u>	<u>110,649.94</u>	<u>-2,074.46</u>
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
TOTAL ASSETS	<u>189,075.48</u>	<u>191,149.94</u>	<u>-2,074.46</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	80,326.54	79,463.24	863.30
Net Income	-2,074.46	863.30	-2,937.76
Total Equity	<u>189,075.48</u>	<u>191,149.94</u>	<u>-2,074.46</u>
TOTAL LIABILITIES & EQUITY	<u>189,075.48</u>	<u>191,149.94</u>	<u>-2,074.46</u>

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through December 2017

01/01/18

Cash Basis

	Jan - Dec 17	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	500.00	475.00
HOA Dues Collected	18,428.00	20,495.44
Interest Assessed Fees	11.52	68.03
Interest Income	150.65	149.84
Resale Cert. Fee	800.00	700.00
Transfer Fees	850.00	800.00
Total Income	20,740.17	22,688.31
Expense		
Accounting		
Accounting-Bookkeeper	2,120.00	2,100.00
Total Accounting	2,120.00	2,100.00
Annual Septic Contract	245.00	245.00
Bank Charges		
Safe Deposit Box	40.00	40.00
Service Charges	5.00	
Total Bank Charges	45.00	40.00
Clubhouse Expenses		
Cleaning	300.00	595.00
Cleaning Supplies	26.36	
Furnishings	196.06	
Insurance	373.10	361.00
Maintenance Labor	7,680.88	
Misc	20.00	86.58
Pest Control	411.36	411.36
Plumbing Repairs	45.21	
Repairs	0.00	500.00
Trash	401.42	326.20
Total Clubhouse Expenses	9,454.39	2,280.14
Dues Refund	0.00	142.00
Food for Saddleridge Meetings		
Food for Annual BBQ	800.84	425.76
Neighborhood Watch	250.22	
Food for Saddleridge Meetings - Other	0.00	345.88
Total Food for Saddleridge Meetings	1,051.06	771.64
Insurance-HOA Liability	727.00	727.00
Insurance, D&O	3,057.00	2,445.00
Lawn Maintenance	2,167.14	2,541.81
Legal-Attorney Fees	0.00	325.00
Mailings	6.59	605.67
Misc	68.00	
Miscellaneous		
Legal Records	27.00	
Office Supplies	15.00	
Website Domain	0.00	48.95
Website Hosting Fee	0.00	179.40
Total Miscellaneous	42.00	228.35

10:32 AM

01/01/18

Cash Basis

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through December 2017

	<u>Jan - Dec 17</u>	<u>Budget</u>
PEC Electricity	1,618.83	1,802.07
Reconciliation Discrepancies	0.00	0.50
Taxes	2,033.22	1,928.74
Webmaster Fees	179.40	
Total Expense	<u>22,814.63</u>	<u>16,182.92</u>
Net Ordinary Income	<u>-2,074.46</u>	<u>6,505.39</u>
Net Income	<u><u>-2,074.46</u></u>	<u><u>6,505.39</u></u>



COMMITTEE ACTIVITY REPORT

Date: January 2018

Architectural Committee

Chairperson: Pat Caballero 512-847-5536

Approval for new dwelling for Carillo's at 200 Packsaddle Pass.
Request being worked for greenhouse/storage building for Klapuch's at 500 Saddleridge Dr.

Maintenance Committee

Chairperson: Bo Garrett 512-496-8358

The Clubhouse has some plumbing issues. These will be addressed once the outside temperatures are up a bit. Also, per SPOA's request, the faded stop sign at Packsaddle Pass & Saddleridge Dr. has been replaced by the City of Wimberley.

Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Nothing to report.

Neighborhood Watch Committee

Chairperson: Sheryl Martin 559-779-5510

The "Neighborhood Watch" signs at both entrances have been replaced.

Website Committee

Chairperson: Joe Williams 512-750-4274

Nothing to report.