



MINUTES
SPOA BOARD MEETING
April 18, 2022

Open Forum 6:30 PM

There were no Open Forum items, although one resident attended to discuss the recent Needmore Ranch Rock Crusher permitting process.

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 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.

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 were due by January 1, 2022. As of this meeting, there is only 1 property owner remaining delinquent on their Dues payment. A Certified Lien letter will now be sent to that property owner.

This item will remain open.

- **New Business:**
 - No New Business

The meeting was adjourned at 7:20 PM.

SPOA
Balance Sheet
As of March 31, 2022

	Mar 31, 22	Mar 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Broadway Bank CD 7439	53,375.80	52,461.26	914.54
Broadway Bank CD 7440	26,144.45	25,696.49	447.96
Ozona Checking	37,462.23	37,679.96	-217.73
Ozona Money Market	16,733.83	16,725.46	8.37
Total Checking/Savings	133,716.31	132,563.17	1,153.14
Accounts Receivable			
Accounts Receivable	-1,023.09	-780.59	-242.50
Total Accounts Receivable	-1,023.09	-780.59	-242.50
Other Current Assets			
Undeposited Funds	96.00	96.00	0.00
Total Other Current Assets	96.00	96.00	0.00
Total Current Assets	132,789.22	131,878.58	910.64
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	213,289.22	212,378.58	910.64
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	102,692.44	99,346.89	3,345.55
Net Income	-226.62	2,208.29	-2,434.91
Total Equity	213,289.22	212,378.58	910.64
TOTAL LIABILITIES & EQUITY	213,289.22	212,378.58	910.64

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through March 2022

04/03/22

Cash Basis

	Jan - Mar 22	Budget
Ordinary Income/Expense		
Income		
Clubhouse Usage Fee	150.00	50.00
HOA Dues Collected	4,704.00	96.00
Interest Assessed Fees	17.28	34.92
Interest Income	6.64	9.83
Resale Cert. Fee	250.00	150.00
Transfer Fees	404.00	200.00
Total Income	5,531.92	540.75
Expense		
Accounting		
Accounting-Bookkeeper	800.00	587.20
Total Accounting	800.00	587.20
Bank Charges		
Safe Deposit Box	40.00	40.00
Total Bank Charges	40.00	40.00
Clubhouse Expenses		
Cleaning	0.00	0.00
Heating and AC	0.00	0.00
Insurance	0.00	0.00
Pest Control	113.66	102.84
Repairs	0.00	0.00
Septic Cleaning and Service	0.00	0.00
Trash	156.19	229.22
Total Clubhouse Expenses	269.85	332.06
Improvements		
Landscaping		
Entrance	0.00	0.00
Lighting	0.00	0.00
Total Landscaping	0.00	0.00
Total Improvements	0.00	0.00
Insurance-HOA Liability	0.00	0.00
Insurance, D&O	0.00	0.00
Lawn Maintenance	190.00	180.00
Legal-Attorney Fees	3,921.45	
Mailings		
Box 924	0.00	0.00
Mailings - Other	0.00	20.85
Total Mailings	0.00	20.85
Miscellaneous		
ACC Office Supplies	0.00	0.00
Office Supplies	59.35	0.00
Miscellaneous - Other	0.00	6.05
Total Miscellaneous	59.35	6.05
PEC Electricity	477.89	271.62
Taxes	0.00	0.00
Web Hosting Fees	0.00	0.00
Total Expense	5,758.54	1,437.78
Net Ordinary Income	-226.62	-897.03
Net Income	-226.62	-897.03



COMMITTEE ACTIVITY REPORT

Date: April 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Storage Barn approved for 815 Saddleridge Dr.

Storage Shed approved for 720 Mission Trl.

Welcomed new ACC member Amy Shanks to replace outgoing ACC member Jimmy Nunley.
Thanks to Jimmy for his service to Saddleridge.

Maintenance Committee

Chairperson: George Graham 903-449-2977

HaysDoT replaced some decrepit street name signs at the corners of Mission Trl and Arrowhead Pass, and Canyon Gap and Saddleridge Dr. (per a Maintenance Committee request submitted about 90 days ago).

Landscape Committee

Chairperson: John Savage 432-352-5031

Nothing to report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Did not report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated website home page with Board Meeting notice and prior Meeting minutes.