



MINUTES
SPOA BOARD MEETING
April 17, 2023

Open Forum 6:30 PM

Four residents, Ken & Gretchen Tooke and two others, attended to discuss several matters. Mr. & Mrs. Tooke gave the Board verbal permission to use their names for these Minutes.

- The group wanted to follow up on the possibility of putting a Covenant-change vote to Saddleridge residents to amend the Covenants' Section 3.11 to allow chickens. During the February 2023 Board meeting, the Board decided not to consider or support such a Covenant change request (reference the February 2023 Board Meeting Minutes for details).
- The Tooke's wanted clarification of the February minutes because they did not see the chicken discussion in the posted Minutes from the February Board Meeting on the Saddleridge web site. Board Treasurer Laura Wondercheck and Secretary George Graham pulled up the Saddleridge web site on their phones, and the Minutes document, including the chicken discussion, was indeed posted where it should have been; accessed via the Minutes tab at the top of the home page.
- The Board members were asked to reconsider their February decision not to consider putting a chicken proposal to a vote once again. After later Executive Session discussions, the Board decided to uphold their February decision.
- The Tooke's also updated the Board on their ongoing efforts to override the February Board decision via a petition drive to Saddleridge property owners. A postcard informational mass-mailing to Saddleridge property owners was completed, and completely funded by, the Tooke's and their group of supporters. They also asked for help in their effort by allowing a notice about their petition drive to be sent to residents from a Saddleridge POA email address to the proprietary SPOA owner roster email addresses. Note that TX Property Code privacy rules do not allow the SPOA to furnish property owner email addresses to others without express written consent from each property owner. The Board is going to consult with the SPOA lawyer before making a decision on this request.
- Board President Steve Amos commended the Tooke's civility and decorum regarding their efforts on this contentious subject. However, one of the other attending resident's behavior reminded the Board of the anger, contention, and accusations that were prevalent when chickens were considered in 2015. This reminder reinforced the Board's decision not to subject the neighborhood and SPOA volunteers to that behavior once again.

- The Tooke's also brought to the Board's attention an issue with the Saddleridge Drive street name signs in Section I. Those were replaced by the City of Wimberley some time ago with new versions which are in error. The new signs say, "Saddle Ridge Drive." (now 2 words instead of the correct single word). The problem stems from the inability of certain GPS programs (including the one FedEx uses) to recognize "Saddle Ridge Dr." as a legitimate street name. The City of Wimberley Public Works rep (Damien Grimaldi) has been contacted about the issue. The Board will report his reply once received.
- The Tooke's also suggested that the Board consider placing an entrance sign (such as a clear-front low marquee) to post neighborhood notices. The Board agreed to research the Texas Property Code and City of Wimberley regulations to determine if such a sign is possible, and to compare function and utility of such against cost.

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** – The Treasurer's Report was submitted for approval by the SPOA Bookkeeper (Marla Koosed) and SPOA Treasurer (Laura Wondercheck). 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.

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.

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 began foreclosure proceedings on the court-granted judgement lien on the property.

April Update: A 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. A status meeting with the SPOA lawyer was held earlier this month.

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.

One more local electrician who is familiar with the Dark Sky regs has been identified and contacted. Conversations are ongoing with him; and a meeting was conducted this month at the entrance location. He has some ideas to research, and is going to contact his lighting supplier to see what equipment is available, and get the supplier to come out for a look at the site for further ideas.

This item will remain open.

- 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 were due by January 1, 2023.

New for this year was an option to pay Dues via a credit card or PayPal/Venmo. Instructions for doing such were included with the Dues invoice mailing. 70 residents have chosen to pay their Dues in this manner. A big thanks to the SPOA Webmaster, Joe Williams, for getting this set up!

As of this meeting, there is only one property owner who is still delinquent with their Dues payment. They cannot be contacted, as their contact info is no longer active or valid (they are a non-resident property owner). The amount owed will be added to the lien already in place on that property.

This item will now be closed.

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

The meeting was adjourned at 7:35 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

As of March 31, 2023

	<u>Mar 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	\$ 37,140.28
Ozona Money Market	\$ 16,749.09
Broadway Bank CD 7439	\$ 53,562.86
Broadway Bank CD 7440	\$ 26,236.08
Total Checking/Savings	<u>\$ 133,688.31</u>
Accounts Receivable	
Accounts Receivable	\$ 288.00
Total Accounts Receivable	<u>\$ 288.00</u>
Total Current Assets	\$ 133,976.31
Fixed Assets	
Saddleridge Property	\$ 88,151.00
Total Fixed Assets	<u>\$ 88,151.00</u>
TOTAL ASSETS	<u><u>\$ 222,127.31</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Prepaid	
Deferred Revenue	\$ 326.00
Total Accounts Payable	<u>\$ 326.00</u>
Total Current Liabilities	<u>\$ 326.00</u>
Total Liabilities	\$ 326.00
Equity	
Opening Balance Equity	\$ 110,823.40
Retained Earnings	\$ 111,163.76
Net Income	\$ (185.85)
Total Equity	<u>\$ 221,801.31</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 222,127.31</u></u>

Saddleridge Property Owners Association

Profit & Loss - Modified Cash Basis

Month and year-to-date through March 31, 2023

	<u>Jan 23</u>	<u>Feb 23</u>	<u>Mar 23</u>	<u>TOTAL</u>
Ordinary Income/Expense				
Income				
Clubhouse Usage Fee	\$ -	\$ 75.00	\$ -	\$ 75.00
HOA Dues Collected	\$ 4,620.00	\$ 288.00	\$ -	\$ 4,908.00
Interest Assessed Fees	\$ -	\$ (167.52)	\$ -	\$ (167.52)
Resale Cert. Fee	\$ 100.00	\$ 100.00	\$ 50.00	\$ 250.00
Transfer Fees	\$ 50.00	\$ (50.00)	\$ 50.00	\$ 50.00
Interest Income	\$ 4.06	\$ 3.88	\$ 8.90	\$ 16.84
Uncategorized Income	\$ 17.28	\$ -	\$ -	\$ 17.28
Total Income	<u>\$ 4,791.34</u>	<u>\$ 249.36</u>	<u>\$ 108.90</u>	<u>\$ 5,149.60</u>
Expense				
Accounting				
Accounting-Bookkeeper	\$ 200.00	\$ 200.00	\$ -	\$ 400.00
Total Accounting	<u>\$ 200.00</u>	<u>\$ 200.00</u>	<u>\$ -</u>	<u>\$ 400.00</u>
Bank Charges				
Safe Deposit Box	\$ 40.00	\$ -	\$ -	\$ 40.00
Service Charges	\$ 68.63	\$ -	\$ -	\$ 40.00
Total Bank Charges	<u>\$ 108.63</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 108.63</u>
Clubhouse Expenses				
Cleaning Labor	\$ 300.00	\$ -	\$ -	\$ 300.00
Maintenance Labor	\$ -	\$ 3,409.88	\$ -	\$ 3,409.88
Pest Control	\$ -	\$ 119.08	\$ -	\$ 119.08
Trash	\$ -	\$ 192.46	\$ -	\$ 192.46
Total Clubhouse Expenses	<u>\$ 300.00</u>	<u>\$ 3,721.42</u>	<u>\$ -</u>	<u>\$ 4,021.42</u>
Electricity - PEC	\$ 142.00	\$ 194.00	\$ 141.00	\$ 477.00
Lawn Maintenance	\$ -	\$ 200.00	\$ -	\$ 200.00
Miscellaneous Expenses				
ACC Office Supplies	\$ 100.00	\$ -	\$ -	\$ 100.00
Office Expenses	\$ -	\$ 12.14	\$ -	\$ 12.14
Total Miscellaneous Expenses	<u>\$ 100.00</u>	<u>\$ 12.14</u>	<u>\$ -</u>	<u>\$ 112.14</u>
Postage and Delivery	\$ 8.13	\$ -	\$ 8.13	\$ 16.26
Total Expense	<u>\$ 858.76</u>	<u>\$ 4,327.56</u>	<u>\$ 149.13</u>	<u>\$ 5,335.45</u>
Net Ordinary Income	<u>\$ 3,932.58</u>	<u>\$ (4,078.20)</u>	<u>\$ (40.23)</u>	<u>\$ (185.85)</u>
Net Income	<u><u>\$ 3,932.58</u></u>	<u><u>\$ (4,078.20)</u></u>	<u><u>\$ (40.23)</u></u>	<u><u>\$ (185.85)</u></u>

Saddleridge Property Owners Association

Budget vs Actual - Modified Cash Basis

year-to-date through March 31, 2023

	<u>Jan - Mar 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
Clubhouse Usage Fee	\$ 75.00	\$ 150.00	\$ (75.00)	50.0%
HOA Dues Collected	\$ 4,908.00	\$ 4,812.00	\$ 96.00	102.0%
Interest Assessed Fees	\$ (167.52)	\$ 25.00	\$ (192.52)	(670.08%)
Resale Cert. Fee	\$ 250.00	\$ 250.00	\$ -	100.0%
Transfer Fees	\$ 50.00	\$ 404.00	\$ (354.00)	12.38%
Interest Income	\$ 16.84	\$ 6.64	\$ 10.20	253.61%
Uncategorized Income	\$ 17.28			
Total Income	\$ 5,149.60	\$ 5,647.64	\$ (498.04)	91.18%
Expense				
Accounting				
Accounting-Bookkeeper	\$ 400.00	\$ 800.00	\$ (400.00)	50.0%
Total Accounting	\$ 400.00	\$ 800.00	\$ (400.00)	50.0%
Bank Charges				
Safe Deposit Box	\$ 40.00	\$ 40.00	\$ -	100.0%
Service Charges	\$ 68.63	\$ -	\$ 68.63	100.0%
Total Bank Charges	\$ 108.63	\$ 40.00	\$ 68.63	271.58%
Clubhouse Expenses				
Cleaning Labor	\$ 300.00	\$ -	\$ 300.00	100.0%
Insurance	\$ -	\$ -	\$ -	0.0%
Maintenance Labor	\$ 3,409.88	\$ -	\$ 3,409.88	100.0%
Pest Control	\$ 119.08	\$ 113.66	\$ 5.42	104.77%
Trash	\$ 192.46	\$ 190.00	\$ 2.46	101.3%
Total Clubhouse Expenses	\$ 4,021.42	\$ 303.66	\$ 3,717.76	1,324.32%
Electricity - PEC	\$ 477.00	\$ 477.89	\$ (0.89)	99.81%
Insurance - D&O	\$ -	\$ -	\$ -	0.0%
Insurance - Liability	\$ -	\$ -	\$ -	0.0%
Lawn Maintenance	\$ 200.00	\$ 190.00	\$ 10.00	105.26%
Legal-Attorney Fees	\$ -	\$ -	\$ -	0.0%
Miscellaneous Expenses				
ACC Office Supplies	\$ 100.00			
Office Supplies	\$ 12.14	\$ 59.35	\$ (47.21)	20.46%
Web Hosting Fees	\$ -	\$ -	\$ -	0.0%
Website Domain	\$ -	\$ -	\$ -	0.0%
Total Miscellaneous Expenses	\$ 112.14	\$ 59.35	\$ 52.79	188.95%
Post Office Box	\$ -	\$ -	\$ -	0.0%
Postage and Delivery	\$ 16.26	\$ -	\$ 16.26	100.0%
Taxes				
Taxes - Property	\$ -	\$ -	\$ -	0.0%
Total Taxes	\$ -	\$ -	\$ -	0.0%
Total Expense	\$ 5,335.45	\$ 1,870.90	\$ 3,464.55	285.18%
Net Ordinary Income	\$ (185.85)	\$ 3,776.74	\$ (3,962.59)	(4.92%)
Net Income	\$ (185.85)	\$ 3,776.74	\$ (3,962.59)	(4.92%)

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: March 2023

Architectural Committee

Chairperson: Krista Reynolds 503-349-6575

Addressed an unapproved shed at 300 Arrowhead Pass that was built at a location on the property that was not compliant with the Saddleridge Covenants. The shed will be moved by the property owners to an appropriate approved location.

Addressed an unapproved mailbox for 632 Saddleridge Dr. The mailbox was built on a neighboring property without the neighboring property owner's agreement. A Covenant violation letter has been mailed to the owners of 632 Saddleridge Dr.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Nothing to report.

Landscape Committee

Chairperson: John Savage 432-352-5031

The trees at the Saddleridge Dr. entrance have become overgrown. Will contract with Devoted Landscaping to trim as needed.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Did not report.

Website Committee

Chairperson: Joe Williams 512-750-4274

1. Added the previous month's Board meeting minutes to website Documents list.
2. Added the current Board meeting notice to website home page.
3. Added a much nicer entrance photo (with bluebonnets) to the home page.