



MINUTES
SPOA BOARD MEETING
May 16, 2022

Open Forum 6:30 PM

There were no Open Forum items.

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.

May Update: A Hays County court hearing to grant a default judgement is scheduled for May 18.

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 still only 1 property owner remaining delinquent on the Dues payment. A Certified Lien letter was sent to that property owner, who has until May 31 to submit the amount owed. If unpaid after May 31, a lien will be filed with Hays County.

This item will remain open.

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

The meeting was adjourned at 7:25 PM.

SPOA
Balance Sheet
As of April 30, 2022

	<u>Apr 30, 22</u>	<u>Apr 30, 21</u>
ASSETS		
Current Assets		
Checking/Savings		
Broadway Bank CD 7439	53,375.80	52,461.26
Broadway Bank CD 7440	26,144.45	25,696.49
Ozona Checking	36,504.54	37,302.46
Ozona Money Market	16,733.83	16,726.15
Total Checking/Savings	<u>132,758.62</u>	<u>132,186.36</u>
Accounts Receivable		
Accounts Receivable	-1,023.09	-781.09
Total Accounts Receivable	<u>-1,023.09</u>	<u>-781.09</u>
Other Current Assets		
Undeposited Funds	96.00	96.00
Total Other Current Assets	<u>96.00</u>	<u>96.00</u>
Total Current Assets	131,831.53	131,501.27
Other Assets		
Saddleridge Property	80,500.00	80,500.00
Total Other Assets	<u>80,500.00</u>	<u>80,500.00</u>
TOTAL ASSETS	<u>212,331.53</u>	<u>212,001.27</u>
LIABILITIES & EQUITY		
Equity		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	102,692.44	99,346.89
Net Income	-1,184.31	1,830.98
Total Equity	<u>212,331.53</u>	<u>212,001.27</u>
TOTAL LIABILITIES & EQUITY	<u>212,331.53</u>	<u>212,001.27</u>

Saddleridge Property Owners Association

Profit & Loss Budget vs. Actual

January through April 2022

05/03/22

Cash Basis

	Jan - Apr 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	65.78
Interest Income	6.64	12.51
Resale Cert. Fee	300.00	250.00
Transfer Fees	504.00	350.00
Total Income	5,681.92	824.29
Expense		
Accounting		
Accounting-Bookkeeper	800.00	772.20
Total Accounting	800.00	772.20
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	125.00
Trash	156.19	229.22
Total Clubhouse Expenses	269.85	457.06
Food for Saddleridge Meetings	270.40	
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	360.00
Legal-Attorney Fees	4,621.97	
Mailings		
Box 924	0.00	0.00
Mailings - Other	14.76	20.85
Total Mailings	14.76	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	599.90	396.05
Taxes	0.00	0.00
Web Hosting Fees	0.00	0.00
Total Expense	6,866.23	2,052.21
Net Ordinary Income	-1,184.31	-1,227.92
Net Income	-1,184.31	-1,227.92



COMMITTEE ACTIVITY REPORT

Date: May 2022

Architectural Committee

Chairperson: Laura Wondercheck 210-501-2854

Nothing new to report.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Replaced the Clubhouse water filter cartridge, and the kitchen sink strainer.

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.