



**MINUTES**  
**SPOA BOARD MEETING**  
**June 20, 2016**

**Open Forum 6:30 PM**

The Landscape Committee Chairman (John Savage) stopped by to give an update on getting some bids to tidy up our Saddleridge Drive entrance issues (broken trees, dead shrubs, etc.). Two bids are in; with one more outstanding. Once all bids are in, the Board will decide on which to accept.

**Board Meeting 7:00 PM**

- **Review and Approval of Minutes** – George Graham submitted the previous month's Meeting Minutes for approval. There was no discussion, and the Minutes were approved as submitted.
- **Treasurer's Report** – Steve Amos submitted the Treasurer's Report for approval. There was no discussion, and the Treasurer's Report was approved as submitted.
- **Committee Activity Reports** - George Graham submitted the Committee Report. The Board accepted the report as submitted.
- **Old Business:**
  - Wanted: Neighborhood Watch Coordinator & Block Captain, ACC (and other) Committee Members, etc. – The SPOA is still (as we have been for some time!!) in need of volunteers for various positions; mainly, a **Neighborhood Watch Coordinator**, and one Neighborhood Watch Block Captain. Research is ongoing to see if any of the current committees are no longer needed (such as the Nomination Committee). A letter outlining Neighborhood Watch duties will be sent out via email to hopefully help recruit NW volunteers. This item will remain open until some volunteers step up.
  - Revising Section 8.02 (Amendments) of the Saddleridge Covenants to correspond to the Texas HOA law standard (Sec. 209.0041 of the Texas Residential Property Owners Protection Act), and to clarify the confusing language currently within this Section – Due to numerous comments and concerns from residents regarding the small number of votes required to change the Saddleridge Covenants & Restrictions document (currently only a simple majority of those who actually vote on a change proposal), the Board is researching a possible revision to the Covenants to go back to the widely-accepted norm of requiring a minimum of a 67% voter turnout for any change proposal vote to be valid. This is a very common rule for HOA's, corporations,

government entities, and others that rely on a set of governing documents. We are not considering a 67% super-majority (like would be required to amend the U.S. Constitution); but rather a 67% simple majority.

Such a 67% rule is simply a defensive mechanism that will limit a small subgroup from easily imposing their will on the entire group. Requiring a larger majority will also ensure that any proposed change will be well-thought-out, and discussed and debated thoroughly before any vote is authorized.

This proposal would of course require a vote of Saddleridge property owners.

Update: Language draft work is finished, with the final iteration looking similar to the original Covenants language, but edited for simplicity, and to conform to the 2011 HOA Texas Act. An instruction letter will also be drafted prior to sending out for a vote, which will hopefully be in July or August. This item will remain open.

- Paving on Clubhouse Entrance & Driveway – The paving at the Clubhouse is in bad shape; especially at the driveway entrance. Estimates were gathered for various options (chip-seal or asphalt; drive-only, or parking area also). A decision was made to chip-seal the entrance driveway only (\$2,700). The parking area in front of the Clubhouse will not be paved due to (1) the expense, and (2) the fact that so much water comes up from the ground in that area that paving there wouldn't last very long. The paving company finished the contracted work on June 20. This item will now be closed.
- **New Business:**
  - Rocks at the End of Mission Trail Have Been Moved Again – The barriers at the end of Mission Trail have been moved once again, allowing access to Fulton Ranch Road; but this time only enough for motorcycles to pass. This of course results in strangers cutting through Saddleridge on their way to wherever. The Board looked into different ways of quickly curbing the access, and decided to purchase 4 large stone blocks to shore up the rock blockades already there. Total with delivery and placement was \$543.20. The Board will monitor the cul-de-sac for further encroachments. We ask residents to also keep an eye out, and call the Deputies if you see anyone coming from that area that doesn't look "Saddleridge" (we've noticed some ratty motorbikes blowing down the hill on Mission Trl). The Board is also looking at a more permanent solution to this issue, which has been ongoing for over 2 years. This item will remain open.

The meeting was adjourned at 7:10 PM.

06/01/16  
Cash Basis

**SPOA**  
**Balance Sheet**  
**As of May 31, 2016**

	<u>May 31, 16</u>	<u>May 31, 15</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Ozona CD #305501	25,313.56	25,262.85	50.71
Ozona CD #305552	25,292.82	25,242.16	50.66
Ozona Checking	23,833.89	17,273.01	6,560.88
Ozona Money Market	41,525.83	41,484.21	41.62
<b>Total Checking/Savings</b>	<u>115,966.10</u>	<u>109,262.23</u>	<u>6,703.87</u>
<b>Accounts Receivable</b>			
Accounts Receivable	-200.00	0.00	-200.00
<b>Total Accounts Receivable</b>	<u>-200.00</u>	<u>0.00</u>	<u>-200.00</u>
<b>Total Current Assets</b>	115,766.10	109,262.23	6,503.87
<b>Other Assets</b>			
Saddleridge Property	80,500.00	80,500.00	0.00
<b>Total Other Assets</b>	<u>80,500.00</u>	<u>80,500.00</u>	<u>0.00</u>
<b>TOTAL ASSETS</b>	<u><b>196,266.10</b></u>	<u><b>189,762.23</b></u>	<u><b>6,503.87</b></u>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Equity</b>			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	79,463.24	71,601.85	7,861.39
Net Income	5,979.46	7,336.98	-1,357.52
<b>Total Equity</b>	<u>196,266.10</u>	<u>189,762.23</u>	<u>6,503.87</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>196,266.10</b></u>	<u><b>189,762.23</b></u>	<u><b>6,503.87</b></u>

**Saddleridge Property Owners Association**  
**Profit & Loss Budget vs. Actual**  
 January through May 2016

	Jan - May 16	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Clubhouse Usage Fee	300.00	150.00
HOA Dues Collected	11,232.00	192.00
Interest Assessed Fees	61.72	5.00
Interest Income	64.62	60.00
Resale Cert. Fee	0.00	100.00
Transfer Fees	150.00	100.00
<b>Total Income</b>	<u>11,808.34</u>	<u>607.00</u>
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	875.00	875.00
<b>Total Accounting</b>	<u>875.00</u>	<u>875.00</u>
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
Service Charges	5.00	
<b>Total Bank Charges</b>	<u>45.00</u>	<u>40.00</u>
<b>Clubhouse Expenses</b>		
Cleaning	250.00	250.00
Cleaning Supplies	12.10	25.00
Heating and AC	0.00	500.00
Lighting	14.05	
Misc	287.41	
Pest Control	205.68	205.68
Septic Cleaning and Service	245.00	485.00
Trash	170.38	172.46
<b>Total Clubhouse Expenses</b>	<u>1,184.62</u>	<u>1,638.14</u>
<b>Food for Saddleridge Meetings</b>		
Food for Annual BBQ	468.53	450.00
<b>Total Food for Saddleridge Meetings</b>	<u>468.53</u>	<u>450.00</u>
<b>Improvements</b>		
Landscaping		
Lighting	103.88	
<b>Total Landscaping</b>	<u>103.88</u>	
Other	0.00	100.00
<b>Total Improvements</b>	<u>103.88</u>	<u>100.00</u>
Lawn Maintenance	649.52	811.90
Legal-Attorney Fees	0.00	325.00
Mailings	0.00	300.00
<b>Miscellaneous</b>		
Legal Records	0.00	40.00
Office Supplies	0.00	210.00
Printer Cart.	0.00	60.00
Website Domain	0.00	60.00
Website Hosting Fee	0.00	180.00
<b>Total Miscellaneous</b>	<u>0.00</u>	<u>550.00</u>
PEC Electricity	531.07	858.57
Taxes	1,971.26	2,000.00
<b>Total Expense</b>	<u>5,828.88</u>	<u>7,948.61</u>
<b>Net Ordinary Income</b>	<u>5,979.46</u>	<u>-7,341.61</u>
<b>Net Income</b>	<u><u>5,979.46</u></u>	<u><u>-7,341.61</u></u>

1:05 PM  
06/01/16  
Cash Basis

**Saddleridge Property Owners Association  
Profit & Loss Budget vs. Actual  
January through May 2016**

	Jan - May 16	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Clubhouse Usage Fee	300.00	150.00	150.00
HOA Dues Collected	11,232.00	192.00	11,040.00
Interest Assessed Fees	61.72	5.00	56.72
Interest Income	64.62	60.00	4.62
Resale Cert. Fee	0.00	100.00	-100.00
Transfer Fees	150.00	100.00	50.00
<b>Total Income</b>	<b>11,808.34</b>	<b>607.00</b>	<b>11,201.34</b>
<b>Expense</b>			
<b>Accounting</b>			
Accounting-Bookkeeper	875.00	875.00	0.00
<b>Total Accounting</b>	<b>875.00</b>	<b>875.00</b>	<b>0.00</b>
<b>Bank Charges</b>			
Safe Deposit Box	40.00	40.00	0.00
Service Charges	5.00		
<b>Total Bank Charges</b>	<b>45.00</b>	<b>40.00</b>	<b>5.00</b>
<b>Clubhouse Expenses</b>			
Cleaning	250.00	250.00	0.00
Cleaning Supplies	12.10	25.00	-12.90
Heating and AC	0.00	500.00	-500.00
Lighting	14.05		
Misc	287.41		
Pest Control	205.68	205.68	0.00
Septic Cleaning and Service	245.00	485.00	-240.00
Trash	170.38	172.46	-2.08
<b>Total Clubhouse Expenses</b>	<b>1,184.62</b>	<b>1,638.14</b>	<b>-453.52</b>
<b>Food for Saddleridge Meetings</b>			
Food for Annual BBQ	468.53	450.00	18.53
<b>Total Food for Saddleridge Meetings</b>	<b>468.53</b>	<b>450.00</b>	<b>18.53</b>
<b>Improvements</b>			
<b>Landscaping</b>			
Lighting	103.88		
<b>Total Landscaping</b>	<b>103.88</b>		
<b>Other</b>	<b>0.00</b>	<b>100.00</b>	<b>-100.00</b>
<b>Total Improvements</b>	<b>103.88</b>	<b>100.00</b>	<b>3.88</b>
<b>Lawn Maintenance</b>	<b>649.52</b>	<b>811.90</b>	<b>-162.38</b>
<b>Legal-Attorney Fees</b>	<b>0.00</b>	<b>325.00</b>	<b>-325.00</b>
<b>Mailings</b>	<b>0.00</b>	<b>300.00</b>	<b>-300.00</b>
<b>Miscellaneous</b>			
Legal Records	0.00	40.00	-40.00
Office Supplies	0.00	210.00	-210.00
Printer Cart.	0.00	60.00	-60.00
Website Domain	0.00	60.00	-60.00
Website Hosting Fee	0.00	180.00	-180.00
<b>Total Miscellaneous</b>	<b>0.00</b>	<b>550.00</b>	<b>-550.00</b>
<b>PEC Electricity</b>	<b>531.07</b>	<b>858.57</b>	<b>-327.50</b>
<b>Taxes</b>	<b>1,971.26</b>	<b>2,000.00</b>	<b>-28.74</b>
<b>Total Expense</b>	<b>5,828.88</b>	<b>7,948.61</b>	<b>-2,119.73</b>
<b>Net Ordinary Income</b>	<b>5,979.46</b>	<b>-7,341.61</b>	<b>13,321.07</b>
<b>Net Income</b>	<b>5,979.46</b>	<b>-7,341.61</b>	<b>13,321.07</b>



## COMMITTEE ACTIVITY REPORT

Date: June 2016

### Architectural Committee

Chairperson: Rick Cardenas 847-7363

Approvals for the following:

- 320 Frontier Trl., Gonzalez, residence spec. house.
- 770 Saddleridge Dr., Hinch, "Tuff Shed" storage building.

### Maintenance Committee

Chairperson: Bo Garrett 512-496-8358

Nothing to report.

### Landscape / Firewise Committee

Chairperson: John Savage 432-352-5031

John Savage is taking bids to have the front entrance landscaping redone. Mulch and new plants to replace the existing ones are part of the bids. One bid is submitted, and he is waiting on others before submitting to the Board for approval.

### Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

The Clubhouse was rented once in May.

### Neighborhood Committee

Chairperson: Open

Did not report.

### Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

### Nomination Committee

Chairperson: Open

Did not report.

### Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.