



MINUTES
SPOA BOARD MEETING
June 15, 2026

All SPOA Board members were present for the meeting.

Open Forum 6:30 PM

Twelve property owners & residents were in attendance for the Open Forum part of the meeting.

First up was a question about the status of the ongoing project to add an emergency access/egress gate at the end of Mission Trl. It was explained that the project is still with the HaysDoT and Needmore Ranch legal teams; where it has been for many months. This was where the previous attempt ended some years ago (the Needmore lawyers do not want anyone driving across their 10-foot strip of land at the cul-de-sac). The project is not yet completely dead; but it is on life support.

Next; comments and questions about once again putting a Covenant-change proposal to a vote to allow chickens in Saddleridge. Currently (as part of Section 3.11 of the Covenants), chickens are only allowed as part of "4-H school sponsored programs". The SPOA Treasurer gave a synopsis on a Covenant- and Bylaw-modification process proposal that he is working on which, if adopted by the Board, should streamline the entire Covenant-change process. Later, the 67% voting rule in both the Covenants and the TX Property Code was explained, as it applies to Covenant-change elections.

Next; comments about various Covenant violations noticed by some of the attendees. Some of the alleged violations were not actual violations, but rather a misunderstanding of certain sections of the Covenants (fence & building placement; permanent residents living in "guest" houses). Also mentioned was an RV being used as a residence. That is a violation already being worked by the Board. In this case, burden of proof is on the SPOA before legal action can be taken; but so far such proof has not been procured.

Next; comments were heard about the poor condition of the Clubhouse playscape. The Board agreed with this. The Board Treasurer stated that funds could be made available for replacement of the set. A plea was issued for someone to take on getting bids on replacement of the structure (repairing the existing structure would be more costly than replacement). The Board VP agreed to take on that project.

As no more questions or comments were forthcoming; at 6:57 PM the SPOA President ended the Open Forum part of the meeting.

Board Meeting 7:00 PM

- **Review and Approval of Minutes** – SPOA Secretary George Graham submitted the previous month's Meeting Minutes for approval via earlier email.

The Minutes were approved as submitted.

- **Treasurer's Report** – The previous month's Treasurer's Report was submitted for approval by the SPOA Treasurer (Charles Lundelius) via earlier email. The Treasurer's Report was approved as submitted.
- **Committee Activity Report** – SPOA Secretary George Graham submitted the Committee Report for approval via earlier email. The Committee Report was approved as submitted.

- **Unfinished Business:**

- Discuss and Potentially Take Action Concerning Restrictive Covenant Violations in the Community:

A Saddleridge Covenants compliance action was initiated in April for one Lot regarding violation of Section 3.11 of the Saddleridge Covenants. The first step in the process was completed on April 22; the mailing of a USPS-Certified letter as mandated by Section 209.006 of the Texas Property Code giving notice of the violation; and allowing the owners to request a hearing before the Board within 30 days of receipt of the letter. The property owner did not reply to this letter. The next step will be a site visit by Board members to see if the violation still exists (the Board President and VP agreed to perform that visit ASAP). After the visit is made, the Board will decide whether to pursue injunctive relief with the Hays County Court.

Both this particular compliance item, and this standing agenda item, will remain open.

- **New Business:**

- No New Business.

The meeting was adjourned at 7:42 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of May 31, 2026

	<u>May 31, 2026</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	17,319.26
Ozona Money Market	24,405.53
Broadway Bank CD	97,719.30
PayPal	0.00
Total Checking/Savings	<u>\$ 139,444.09</u>
Accounts Receivable	408.26
Other Receivable	300.00
Total Current Assets	<u>\$ 140,152.35</u>
Fixed Assets	
Saddleridge Property	
Building	63,918.00
Land	7,102.00
Property Improvements	29,037.57
Total Saddleridge Property	<u>\$ 100,057.57</u>
Total Fixed Assets	<u>\$ 100,057.57</u>
TOTAL ASSETS	<u><u>\$ 240,209.92</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Deferred Dues Payments	492.00
Total Current Liabilities	<u>\$ 492.00</u>
Total Liabilities	<u>\$ 492.00</u>
Equity	
Retained Earnings	243,592.45
Net Income	(3,874.53)
Total Equity	<u>\$ 239,717.92</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 240,209.92</u></u>

Saddleridge Property Owners Association

Profit Loss by Month - Modified Cash Basis

January through May, 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	TOTAL
Ordinary Income/Expense						
Income						
HOA Dues	96.00	-	-	-	-	\$ 96.00
Interest Assessed Fees	-	23.84	-	18.38	-	\$ 42.22
Resale Cert. Fee	50.00	50.00	-	-	50.00	\$ 150.00
Transfer Fees	50.00	50.00	-	-	50.00	\$ 150.00
Clubhouse Usage Fee	125.00	-	-	-	-	\$ 125.00
Interest Income	12.69	1,371.46	8.27	7.54	-	\$ 1,399.96
Uncategorized Income	-	-	-	-	7.51	\$ 7.51
Total Income	\$ 333.69	\$ 1,495.30	\$ 8.27	\$ 25.92	\$ 107.51	\$ 1,970.69
Expense						
Bank Charges						
Safe Deposit Box	40.00	-	-	-	-	\$ 40.00
Merchant Fees/Svc Chg	82.08	18.56	-	-	-	\$ 100.64
Total Bank Charges	\$ 122.08	\$ 18.56	\$ -	\$ -	\$ -	\$ 140.64
Clubhouse Expenses						
Cleaning Labor	-	-	-	-	-	\$ -
Pest Control	119.08	119.08	-	-	129.90	\$ 368.06
Repairs & Maint - Labor	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	-	-	-	46.66	-	\$ 46.66
Septic Cleaning and Service	295.00	-	-	-	-	\$ 295.00
Trash	-	84.34	-	-	87.53	\$ 171.87
Total Clubhouse Expenses	\$ 414.08	\$ 203.42	\$ -	\$ 46.66	\$ 217.43	\$ 881.59
Electricity	143.00	111.00	186.00	122.00	123.00	\$ 685.00
Event Expenses	-	-	-	407.98	-	\$ 407.98
Insurance - Liability	-	-	-	-	-	\$ -
Insurance - D&O	-	-	-	-	-	\$ -
Post Office Box	-	-	-	-	-	\$ -
Postage and Delivery	-	62.88	-	17.68	31.44	\$ 112.00
Professional Fees						
Accounting	220.00	220.00	220.00	220.00	220.00	\$ 1,100.00
Legal	-	561.00	-	637.50	87.00	\$ 1,285.50
Total Professional Fees	\$ 220.00	\$ 781.00	\$ 220.00	\$ 857.50	\$ 307.00	\$ 2,385.50
Repairs & Maintenance						
Repairs & Maint - Labor	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	-	19.47	-	-	-	\$ 19.47
Lawn Maintenance	-	-	-	220.00	350.00	\$ 570.00
Total Repairs & Maintenance	\$ -	\$ 19.47	\$ -	\$ 220.00	\$ 350.00	\$ 589.47
Taxes - Federal Income Taxes	-	-	-	464.00	-	\$ 464.00
Taxes - Property Taxes	-	-	-	-	-	\$ -
Miscellaneous Expenses						
Office Expenses	-	-	-	-	-	\$ -
Web Hosting Fees	179.04	-	-	-	-	\$ 179.04
Website Domain	-	-	-	-	-	\$ -
Total Miscellaneous Expenses	\$ 179.04	\$ -	\$ -	\$ -	\$ -	\$ 179.04
Total Expense	\$ 1,078.20	\$ 1,196.33	\$ 406.00	\$ 2,135.82	\$ 1,028.87	\$ 5,845.22
Net Income	\$ (744.51)	\$ 298.97	\$ (397.73)	\$ (2,109.90)	\$ (921.36)	\$ (3,874.53)

Saddleridge Property Owners Association
Profit Loss Budget vs Actual - Modified Cash Basis
January through May, 2026

	Jan - May 2026	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues	96.00	0.00	96.00	100.0%
Interest Assessed Fees	42.22	50.00	(7.78)	84.44%
Resale Cert. Fee	150.00	150.00	0.00	100.0%
Transfer Fees	150.00	150.00	0.00	100.0%
Clubhouse Usage Fee	125.00	75.00	50.00	166.67%
Interest Income	1,407.47	100.00	1,307.47	1,407.47%
Total Income	1,970.69	525.00	1,445.69	375.37%
Expense				
Bank Charges				
Safe Deposit Box	40.00	40.00	0.00	100.0%
Merchant Fees/Service Charges	100.64	90.00	10.64	111.82%
Total Bank Charges	140.64	130.00	10.64	108.19%
Clubhouse Expenses				
Cleaning Labor	0.00	125.00	(125.00)	0.0%
Clubhouse Insurance	0.00	187.94	(187.94)	0.0%
Pest Control	368.06	238.16	129.90	154.54%
Repairs & Maintenance Labor	0.00	333.31	(333.31)	0.0%
Repairs & Maintenance Supplies	46.66	100.00	(53.34)	46.66%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	171.87	170.00	1.87	101.1%
Total Clubhouse Expenses	881.59	1,429.41	(547.82)	61.68%
Electricity	685.00	750.00	(65.00)	91.33%
Event Expenses	407.98	0.00	407.98	100.0%
Insurance - D&O	0.00	0.00	0.00	0.0%
Insurance - Liability	0.00	0.00	0.00	0.0%
Professional Fees				
Legal Fees	1,285.50	2,083.35	(797.85)	61.7%
Accounting-Bookkeeper	1,100.00	1,100.00	0.00	100.0%
Total Professional Fees	2,385.50	3,183.35	(797.85)	74.94%
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	208.31	(208.31)	0.0%
Repairs & Maintenance - Supplies	19.47	0.00	19.47	100.0%
Lawn Maintenance	570.00	1,083.35	(513.35)	52.62%
Total Repairs and Maintenance	589.47	1,291.66	(702.19)	45.64%
Miscellaneous Expenses				
Office Supplies/Expenses	0.00	0.00	0.00	0.0%
Web Hosting Fees	179.04	0.00	179.04	100.0%
Website Domain	0.00	0.00	0.00	0.0%
Misc. Expenses - Other	0.00	208.35	0.00	0.0%
Total Miscellaneous Expenses	179.04	208.35	(29.31)	85.93%
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	112.00	41.69	70.31	268.65%
Taxes - Federal Income Taxes	464.00	0.00	464.00	100.0%
Taxes - Property Taxes	0.00	0.00	0.00	0.0%
Total Expense	5,845.22	7,034.46	(1,189.24)	83.09%
Net Ordinary Income	(3,874.53)	(6,509.46)	2,634.93	59.52%
Net Income	(3,874.53)	(6,509.46)	2,634.93	59.52%

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: June 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

No projects were submitted this month.

Monitoring ongoing and possible future projects for various lots – and awaiting formal ACC requests and/or further info for each.

Answered various questions from residents regarding ACC procedures and ACC-related Covenants.

Maintenance Committee

Chairperson: George Graham 903-449-2977

Emptied Clubhouse picnic area trash cans.

Landscape Committee

Chairperson: Position Open

SPOA Prez Laura Wondercheck sub'ed this month for the missing Landscape Committee; and (with help from her husband) planted some red yuccas in the 3 shorter stone spires at the 2 Saddleridge entrances. A 4th plant was added in one of the entrance beds. Note that the original plan was for that 4th plant to go in the tall main entrance spire; but it turned out that spire is not hollow.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

There were two uses of the Clubhouse last month (both SPOA volunteer uses).

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with Board meeting minutes and Board meeting notice. Added a Board@saddleridge.com forwarding address for Board member use. Managed email distribution for Saddleridge.com email addresses.