



**MINUTES**  
**SPOA BOARD MEETING**  
**July 18, 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.

June/July Update: On May 18<sup>th</sup> 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. We are now awaiting communication

from the SPOA lawyer regarding the next step in the enforcement process.

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 the previous meeting, there was still only 1 property owner remaining delinquent on the Dues payment. After a Certified Lien letter was sent to the property owner, that property owner did finally remit a check to the SPOA President. There are now no more Dues delinquencies for 2022.

This item will finally be closed.

- **New Business:**

- No New Business

The meeting was adjourned at 7:15 PM.

**SPOA**  
**Balance Sheet**  
As of June 30, 2022

	<u>Jun 30, 22</u>	<u>Jun 30, 21</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Broadway Bank CD 7439	53,375.80	52,461.26
Broadway Bank CD 7440	26,144.45	25,696.49
Ozona Checking	34,151.94	36,134.69
Ozona Money Market	16,735.92	16,727.55
<b>Total Checking/Savings</b>	<u>130,408.11</u>	<u>131,019.99</u>
<b>Accounts Receivable</b>		
Accounts Receivable	-973.09	-877.09
<b>Total Accounts Receivable</b>	<u>-973.09</u>	<u>-877.09</u>
<b>Other Current Assets</b>		
Undeposited Funds	96.00	96.00
<b>Total Other Current Assets</b>	<u>96.00</u>	<u>96.00</u>
<b>Total Current Assets</b>	129,531.02	130,238.90
<b>Other Assets</b>		
Saddleridge Property	80,500.00	80,500.00
<b>Total Other Assets</b>	<u>80,500.00</u>	<u>80,500.00</u>
<b>TOTAL ASSETS</b>	<u><b>210,031.02</b></u>	<u><b>210,738.90</b></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Equity</b>		
Opening Balance Equity	110,823.40	110,823.40
Retained Earnings	102,692.44	99,346.89
Net Income	-3,484.82	568.61
<b>Total Equity</b>	<u>210,031.02</u>	<u>210,738.90</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>210,031.02</b></u>	<u><b>210,738.90</b></u>

## Saddleridge Property Owners Association

## Profit &amp; Loss Budget vs. Actual

January through June 2022

07/05/22

Cash Basis

	Jan - Jun 22	Budget
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Clubhouse Usage Fee	150.00	50.00
HOA Dues Collected	4,872.02	96.00
Interest Assessed Fees	17.28	65.78
Interest Income	13.17	16.86
Resale Cert. Fee	400.00	350.00
Transfer Fees	604.00	350.00
<b>Total Income</b>	<b>6,056.47</b>	<b>928.64</b>
<b>Expense</b>		
<b>Accounting</b>		
Accounting-Bookkeeper	1,400.00	1,142.20
<b>Total Accounting</b>	<b>1,400.00</b>	<b>1,142.20</b>
<b>Bank Charges</b>		
Safe Deposit Box	40.00	40.00
<b>Total Bank Charges</b>	<b>40.00</b>	<b>40.00</b>
<b>Clubhouse Expenses</b>		
Cleaning	0.00	150.00
Heating and AC	0.00	215.00
Insurance	0.00	0.00
Pest Control	227.32	102.84
Repairs	0.00	214.68
Septic Cleaning and Service	275.00	370.00
Trash	312.38	343.83
<b>Total Clubhouse Expenses</b>	<b>814.70</b>	<b>1,396.35</b>
<b>Food for Saddleridge Meetings</b>	<b>270.40</b>	
<b>Improvements</b>		
<b>Landscaping</b>		
Entrance	0.00	2,126.91
Lighting	0.00	584.00
<b>Total Landscaping</b>	<b>0.00</b>	<b>2,710.91</b>
<b>Total Improvements</b>	<b>0.00</b>	<b>2,710.91</b>
<b>Insurance-HOA Liability</b>	<b>0.00</b>	<b>842.00</b>
<b>Insurance, D&amp;O</b>	<b>0.00</b>	<b>0.00</b>
<b>Lawn Maintenance</b>	<b>910.00</b>	<b>840.00</b>
<b>Legal-Attorney Fees</b>	<b>5,146.97</b>	
<b>Mailings</b>		
Box 924	0.00	0.00
Mailings - Other	14.76	20.85
<b>Total Mailings</b>	<b>14.76</b>	<b>20.85</b>
<b>Miscellaneous</b>		
ACC Office Supplies	0.00	0.00
Office Supplies	94.35	0.00
Miscellaneous - Other	0.00	6.05
<b>Total Miscellaneous</b>	<b>94.35</b>	<b>6.05</b>
<b>PEC Electricity</b>	<b>850.11</b>	<b>649.33</b>
<b>Taxes</b>	<b>0.00</b>	<b>0.00</b>
<b>Web Hosting Fees</b>	<b>0.00</b>	<b>90.85</b>
<b>Total Expense</b>	<b>9,541.29</b>	<b>7,738.54</b>
<b>Net Ordinary Income</b>	<b>-3,484.82</b>	<b>-6,809.90</b>
<b>Net Income</b>	<b>-3,484.82</b>	<b>-6,809.90</b>



## COMMITTEE ACTIVITY REPORT

Date: July 2022

### Architectural Committee

**Chairperson:** Laura Wondercheck 210-501-2854

The ACC has approved the following:

200 Arrowhead Pass – workshop addition.

411 Arrowhead Pass – new home and mailbox.

### Maintenance Committee

**Chairperson:** George Graham 903-449-2977

Nothing to report.

### 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 the current Board Meeting notice and prior Meeting minutes.

Investigating adding an electronic payment capability to the web site for Dues payments (via PayPal & Venmo).