MINUTES

SPOA BOARD MEETING
August 18, 2025

Open Forum 6:30 PM

There were no Open Forum items; therefore, the Board Meeting was started early.

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 Bookkeeper (Marla Koosed) and 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:

    Unapproved construction was noticed on Lot 195. More information is needed before a course of action is decided. Board and ACC members will investigate further.

    This standing agenda item will remain open.

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

The meeting was adjourned at 7:10 PM.

Saddleridge Property Owners Association
Balance Sheet - Modified Cash Basis
as of July 31, 2025

	July 31, 2025
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	9,895.22
Ozona Money Market	24,904.79
Broadway Bank CD	94,946.69
PayPal	0.00
Total Checking/Savings	$ 129,746.70
Accounts Receivable	
Accounts Receivable	219.00
Total Accounts Receivable	$ 219.00
Total Current Assets	$ 129,965.70
Fixed Assets	
Saddleridge Property	
Building	63,918.00
Land	7,102.00
Property Improvements	27,537.57
Total Saddleridge Property	$ 98,557.57
Total Fixed Assets	$ 98,557.57
TOTAL ASSETS	**$ 228,523.27**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Deferred Dues Payments	48.00
Total Current Liabilities	$ 48.00
Total Liabilities	$ 48.00
Equity	
Retained Earnings	234,683.02
Net Income	(6,207.75)
Total Equity	$ 228,475.27
TOTAL LIABILITIES & EQUITY	**$ 228,523.27**

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
Year-to-date through July, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	TOTAL
Ordinary Income/Expense								
Income								
HOA Dues	-	-	-	-	-	-	-	$ -
Interest Assessed Fees	-	8.64	22.31	420.11	-	-	-	$ 451.06
Resale Cert. Fee	-	50.00	100.00	-	100.00	-	100.00	$ 350.00
Transfer Fees	-	50.00	100.00	-	100.00	-	100.00	$ 350.00
Clubhouse Usage Fee	-	25.00	-	-	-	75.00	-	$ 100.00
Judgment Revenue	-	-	-	-	-	-	-	$ -
Interest Income	7.12	1,887.51	6.84	12.72	12.79	7.37	7.01	$ 1,941.36
Uncategorized Income	-	-	-	-	-	-	50.00	$ 50.00
Total Income	**$ 7.12**	**$ 2,021.15**	$ 229.15	$ 432.83	$ 212.79	$ 82.37	$ 257.01	**$ 3,242.42**
Expense								
Bank Charges								
Safe Deposit Box	-	-	-	-	-	-	-	$ -
Merchant Fees/Svc Chg	147.21	10.01	4.36	-	-	-	2.24	$ 163.82
Total Bank Charges	$ 147.21	$ 10.01	$ 4.36	$ -	$ -	$ -	$ 2.24	$ 163.82
Billable Expenses				(2,668.87)	-	-	-	$ (2,668.87)
Clubhouse Expenses								
Cleaning Labor	100.00	-	-	-	-	100.00	-	$ 200.00
Clubhouse Insurance	-	-	-	-	-	-	-	$ -
Pest Control	-	119.08	-	-	119.08	-	-	$ 238.16
Repairs & Maint - Labor	-	-	-	-	-	-	-	$ -
Repairs & Maint - Supplies	-	-	3.23	-	-	-	-	$ 3.23
Septic Cleaning and Service	295.00	-	-	-	-	-	-	$ 295.00
Trash	-	84.34	-	-	84.34	-	-	$ 168.68
Total Clubhouse Expenses	$ 395.00	$ 203.42	$ 3.23	$ -	$ 203.42	$ 100.00	$ -	$ 905.07
Electricity	164.00	146.00	195.00	140.00	123.00	122.00	120.00	$ 1,010.00
Event Expenses	-	-	-	-	112.25	-	-	$ 112.25
Insurance - Liability	-	-	-	-	-	-	2,372.50	$ 2,372.50
Insurance - D&O	-	-	-	-	-	-	2,372.50	$ 2,372.50
Post Office Box	-	-	-	-	-	-	-	$ -
Postage and Delivery	-	-	19.36	9.68	-	-	-	$ 29.04
Professional Fees								
Accounting	220.00	220.00	220.00	220.00	220.00	220.00	220.00	$ 1,540.00
Legal	-	-	-	1,530.00	-	-	-	$ 1,530.00
Total Professional Fees	$ 220.00	$ 220.00	$ 220.00	$ 1,750.00	$ 220.00	$ 220.00	$ 220.00	$ 3,070.00
Repairs & Maintenance								
Repairs & Maint - Labor	-	-	-	-	$ -	$ -	$ -	$ -

Saddleridge Property Owners Association
Profit & Loss by Month- Modified Cash Basis
Year-to-date through July, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	TOTAL
Repairs & Maint - Supplies	60.31	-	-	-	$ -	$ -	$ -	$ 60.31
Lawn Maintenance	-	-	-	220.00	350.00	350.00	350.00	$ 1,270.00
Total Repairs & Maintenance	$ 60.31	$ -	$ -	$ 220.00	$ 350.00	$ 350.00	$ 350.00	$ 1,330.31
Taxes - Federal Income Taxes	-	-	-	740.00	$ -	$ -	$ -	$ 740.00
Taxes - Property Taxes	-	-	-	-	-	-	-	$ -
Miscellaneous Expenses							-	$ -
Office Expenses	-	8.55	-	5.00	-	-	-	$ 13.55
Web Hosting Fees	-	-	-		-	-	-	$ -
Website Domain	-	-	-		-	-	-	$ -
Total Miscellaneous Expenses	$ -	$ 8.55	$ -	$ 5.00	$ -	$ -	$ -	$ 13.55
Total Expense	**$ 986.52**	**$ 587.98**	**$ 441.95**	$ 195.81	$ 1,008.67	$ 792.00	$ 5,437.24	$ 9,450.17
Net Income	**$ (979.40)**	**$ 1,433.17**	**$ (212.80)**	**$ 237.02**	**$ (795.88)**	**$ (709.63)**	**$ (5,180.23)**	**$ (6,207.75)**

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.

Saddleridge Property Owners Association
Budget vs Actual - Modified Cash Basis
year-to-date through July, 2025

	Jan - Jul 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues	0.00	0.00	0.00	0.0%
Interest Assessed Fees	451.06	50.00	401.06	902.12%
Resale Cert. Fee	350.00	250.00	100.00	140.0%
Transfer Fees	350.00	250.00	100.00	140.0%
Clubhouse Usage Fee	100.00	125.00	(25.00)	80.0%
Interest Income	1,941.36	140.00	1,801.36	1,386.69%
Uncategorized Income	50.00	0.00	50.00	100.0%
Total Income	3,242.42	815.00	2,427.42	397.84%
Expense				
Bank Charges				
Safe Deposit Box	0.00	40.00	(40.00)	0.0%
Merchant Fees/Service Charges	163.82	90.00	73.82	182.02%
Total Bank Charges	163.82	130.00	33.82	126.02%
Billable Expenses	(2,668.87)	0.00	(2,668.87)	100.0%
Clubhouse Expenses				
Cleaning Labor	200.00	175.00	25.00	114.29%
Clubhouse Insurance	0.00	263.06	(263.06)	0.0%
Pest Control	238.16	238.16	0.00	100.0%
Repairs & Maintenance Labor	0.00	466.65	(466.65)	0.0%
Repairs & Maintenance Supplies	3.23	140.00	(136.77)	2.31%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	168.68	255.00	(86.32)	66.15%
Misc	0.00	0.00	0.00	0.0%
Total Clubhouse Expenses	905.07	1,812.87	(907.80)	49.93%
Electricity	1,010.00	1,050.00	(40.00)	96.19%
Event Expenses	112.25	500.00	(387.75)	22.45%
Insurance - D&O	2,372.50	0.00	2,372.50	100.0%
Insurance - Liability	2,372.50	0.00	2,372.50	100.0%
Professional Fees				
Legal Fees	1,530.00	2,916.65	(1,386.65)	52.46%
Accounting-Bookkeeper	1,540.00	1,540.00	0.00	100.0%
Total Professional Fees	3,070.00	4,456.65	(1,386.65)	68.89%
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	291.69	(291.69)	0.0%
Repairs & Maintenance - Supplies	60.31	0.00	60.31	100.0%
Lawn Maintenance	1,270.00	1,516.65	(246.65)	83.74%
Total Repairs and Maintenance	1,330.31	1,808.34	(478.03)	73.57%
Miscellaneous Expenses				
Office Supplies/Expenses	13.55	0.00	13.55	100.0%
Web Hosting Fees	0.00	0.00	0.00	0.0%
Website Domain	0.00	0.00	0.00	0.0%
Misc. Expenses - Other	0.00	291.65	0.00	0.0%
Total Miscellaneous Expenses	13.55	291.65	(278.10)	4.65%
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	29.04	58.31	(29.27)	49.8%
Taxes - Federal Income Taxes	740.00	0.00	740.00	100.0%
Taxes - Property Taxes	0.00	0.00	0.00	0.0%
Total Expense	9,450.17	10,107.82	(657.65)	93.49%
Net Ordinary Income	(6,207.75)	(9,292.82)	3,085.07	66.8%
Net Income	**(6,207.75)**	**(9,292.82)**	**3,085.07**	**66.8%**

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COMMITTEE ACTIVITY REPORT

Date: August 2025

Architectural Committee

Chairperson: Open

Approved the following: No project approvals since the previous report.

Monitoring a number of ongoing and possible future projects for various lots – and awaiting formal ACC requests for such.

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

A new Landscape Committee Chairperson is needed.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Nothing to report.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated Saddleridge website with Board minutes and Board meeting notice. Managed email distribution for Saddleridge email addresses.