



MINUTES
SPOA BOARD MEETING
August 17, 2026

The following Board members were present, constituting a quorum: Laura Wondercheck (President), Charles Lundelius (Treasurer), and George Graham (Secretary). Jessica Donovan (Vice President) was not in attendance.

Open Forum 6:30 PM

Eight property owners were in attendance for the Open Forum.

Discussions were had regarding Texas trespassing laws, residence placement and construction on a Saddleridge corner lot, rules and process regarding Clubhouse use and rental by parties other than Saddleridge property owners, and the status of the project to install an emergency access/egress gate at the end of Mission Trl. Of note on the emergency gate project is that the project is not yet dead; but is still in the legal discussion stage between Hays County officials and the Needmore Ranch legal team. A decision is expected by year-end.

At 7:05 PM the SPOA President ended the Open Forum part of the meeting.

Board Meeting 7:05 PM

- **Review and Approval of Minutes** – SPOA Secretary George Graham submitted the previous month's Meeting Minutes for approval via earlier email. The Minutes as submitted were unanimously approved by the Board members in attendance.
- **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 unanimously approved by the Board members in attendance.
- **Committee Activity Report** – SPOA Secretary George Graham submitted the Committee Report for approval via earlier email. The Committee Report was unanimously approved by the Board members in attendance.
- **Unfinished Business:**
 - Discuss and Potentially Take Action Concerning Restrictive Covenant Violations in the Community:
 - 1) A Saddleridge Covenants compliance action was initiated in April for Lot 21 regarding violations of Section 3.11 of the Saddleridge Covenants. Pursuant to Texas Property Code 209.006, on April 22, 2026, the SPOA Board President mailed a USPS-Certified letter giving notice of the violations; and allowing the owners to request a hearing before the Board within 30 days of receipt of the letter. The property owners did not respond to that letter. A site visit by Board members to see if the violations still existed was then performed by the

Board's President and VP. It was determined that the violations did still exist. A second USPS Certified violation notification letter was mailed on June 18. The property owners did not respond to the second letter within the stated 30-day window.

This particular compliance item will now be moved to *Executive Session*, and going forward will no longer be tracked under the *Unfinished Business* heading.

- 2) An initial Covenants violations letter will be sent to the owners of Lot 39A regarding violations of Section 3.11 of the Saddleridge Covenants. Pursuant to Texas Property Code 209.006, the SPOA Board President will mail a USPS-Certified letter giving notice of the violations; and allowing the owners to cure the violation or request a hearing before the Board within 30 days of receipt of the letter. As this will be an initial notification, no Board vote was taken.

This item, along with this standing agenda item, will remain open.

- 3) An initial Covenants violations letter will be sent to the owners of Lot 187 regarding violations of Section 3.11 of the Saddleridge Covenants. Pursuant to Texas Property Code 209.006, the SPOA Board President will mail a USPS-Certified letter giving notice of the violations; and allowing the owners to cure the violation or request a hearing before the Board within 30 days of receipt of the letter. As this will be an initial notification, no Board vote was taken.

This item, along with this standing agenda item, will remain open.

- **New Business:**

- Discuss and potentially take action concerning the previous adoption and implementation of a formal, documented process regarding amendments to the Association's *Declaration of Covenants, Conditions, and Restrictions*:

Due to requests to allow Covenant-change proposals from the SPOA membership to be put to a vote by the membership; the Board approved and adopted a formal written process to perform such that takes advantage of the electronic voting process now allowed by the TX Property Code; and negates contentious face-to-face confrontations that such proposals may induce.

However; a review by the SPOA legal counsel identified potential issues with the language within the process document. The document will be revised to negate these issues; and will be on a later meeting agenda for review and potential reapproval.

After the first use of this new process, the document may be reviewed and revised once again if any procedural issues should arise during application of the process.

This item will remain open.

- Discuss and potentially take action concerning the amendment of Covenants Section 3.11 to allow the keeping of other equines in addition to horses (while maintaining existing animal quantity limits):

It was recently brought to the Board's attention by the SPOA legal counsel that donkeys are not included in the large animal language in Section 3.11 of the SPOA Covenants; stating that if the animal is not listed, it is

prohibited. Donkeys are not listed; only horses are listed. As donkeys and horses are very similar animals (along with mules and hinnies), and there are multiple properties that already have donkeys, the Board is proposing a simple amendment to the Saddleridge Covenants to allow such; while maintaining existing animal quantity limits.

A detailed informational email will be sent to all property owners asking for their opinions on this prior to putting the proposal to a vote.

This item will remain open.

- **Executive Session:**

- Discussion about judicial enforcement against owners of Lot 21 of restrictions (1) prohibiting more than one horse, cow, or goat per acre being raised, bred, or kept on the property; and (2) prohibiting the keeping of poultry on the property:

During the Executive Session, the Board made the decision to seek judicial enforcement of the restrictions prohibiting the keeping of poultry, and more than 1 large animal per acre, on subdivision lots against the owners of Lot 21. The Board decision vote was 2 members for; 1 against; and 1 not counted due to absence.

The Board then reconvened in open session, and announced the above-mentioned decision to the meeting attendees.

This item will remain open.

The meeting was adjourned at 7:23 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of July 31, 2026

	<u>July 31, 2026</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	10,353.25
Ozona Money Market	23,975.59
Broadway Bank CD	97,719.30
PayPal	0.00
Total Checking/Savings	<u>\$ 132,048.14</u>
Accounts Receivable	185.96
Other Receivable	300.00
Total Current Assets	<u>\$ 132,534.10</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>\$ 232,591.67</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	(11,492.78)
Total Equity	<u>\$ 232,099.67</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 232,591.67</u></u>

Saddleridge Property Owners Association

Profit Loss by Month - Modified Cash Basis

January through July, 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	TOTAL
Ordinary Income/Expense								
Income								
HOA Dues	96.00	-	-	-	-	-	-	\$ 96.00
Interest Assessed Fees	-	23.84	-	18.38	-	25.08	-	\$ 67.30
Resale Cert. Fee	50.00	50.00	-	-	50.00	-	50.00	\$ 200.00
Transfer Fees	50.00	50.00	-	-	50.00	-	50.00	\$ 200.00
Clubhouse Usage Fee	125.00	-	-	-	-	-	-	\$ 125.00
Interest Income	12.69	1,371.46	8.27	7.54	7.51	7.06	6.93	\$ 1,421.46
Uncategorized Income	-	-	-	-	-	38.00	-	\$ 38.00
Total Income	\$ 333.69	\$ 1,495.30	\$ 8.27	\$ 25.92	\$ 107.51	\$ 70.14	\$ 106.93	\$ 2,147.76
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	48.72	-	\$ 416.78
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	\$ 48.72	\$ -	\$ 930.31
Electricity	143.00	111.00	186.00	122.00	123.00	126.00	121.00	\$ 932.00
Event Expenses	-	-	-	407.98	-	-	-	\$ 407.98
Insurance - Liability	-	-	-	-	-	-	2,366.50	\$ 2,366.50
Insurance - D&O	-	-	-	-	-	-	2,366.50	\$ 2,366.50
Post Office Box	-	-	-	-	-	-	-	\$ -
Postage and Delivery	-	62.88	-	17.68	31.44	16.56	-	\$ 128.56
Professional Fees								
Accounting	220.00	220.00	220.00	220.00	220.00	220.00	220.00	\$ 1,540.00
Legal	-	561.00	-	637.50	87.00	90.00	855.00	\$ 2,230.50
Total Professional Fees	\$ 220.00	\$ 781.00	\$ 220.00	\$ 857.50	\$ 307.00	\$ 310.00	\$ 1,075.00	\$ 3,770.50
Repairs & Maintenance								
Repairs & Maint - Labor	-	-	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	-	19.47	-	-	-	167.76	17.28	\$ 204.51
Lawn Maintenance	-	-	-	220.00	350.00	780.00	375.00	\$ 1,725.00
Total Repairs & Maintenance	\$ -	\$ 19.47	\$ -	\$ 220.00	\$ 350.00	\$ 947.76	\$ 392.28	\$ 1,929.51
Taxes - Federal Income Taxes	-	-	-	464.00	-	-	-	\$ 464.00
Taxes - Property Taxes	-	-	-	-	-	-	-	\$ -

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

Profit Loss by Month - Modified Cash Basis

January through July, 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	TOTAL
Miscellaneous Expenses								
Miscellaneous Expenses - Other	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25.00	\$ 25.00
Office Expenses	-	-	-	-	-	-	-	\$ -
Web Hosting Fees	179.04	-	-	-	-	-	-	\$ 179.04
Website Domain	-	-	-	-	-	-	-	\$ -
Total Miscellaneous Expenses	<u>\$ 179.04</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 25.00</u>	<u>\$ 204.04</u>
Total Expense	<u>\$ 1,078.20</u>	<u>\$ 1,196.33</u>	<u>\$ 406.00</u>	<u>\$ 2,135.82</u>	<u>\$ 1,028.87</u>	<u>\$ 1,449.04</u>	<u>\$ 6,346.28</u>	<u>\$ 13,640.54</u>
Net Income	<u>\$ (744.51)</u>	<u>\$ 298.97</u>	<u>\$ (397.73)</u>	<u>\$ (2,109.90)</u>	<u>\$ (921.36)</u>	<u>\$ (1,378.90)</u>	<u>\$ (6,239.35)</u>	<u>\$ (11,492.78)</u>

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

	<u>Jan - July 2026</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
HOA Dues	96.00	0.00	96.00	100.0%
Interest Assessed Fees	67.30	50.00	17.30	134.6%
Resale Cert. Fee	200.00	250.00	(50.00)	80.0%
Transfer Fees	200.00	250.00	(50.00)	80.0%
Clubhouse Usage Fee	125.00	125.00	0.00	100.0%
Interest Income	1,421.46	140.00	1,281.46	1,015.33%
Uncategorized Income	38.00	0.00	38.00	
Total Income	<u>2,147.76</u>	<u>815.00</u>	<u>1,332.76</u>	<u>263.53%</u>
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	<u>140.64</u>	<u>130.00</u>	<u>10.64</u>	<u>108.19%</u>
Clubhouse Expenses				
Cleaning Labor	0.00	175.00	(175.00)	0.0%
Clubhouse Insurance	0.00	263.10	(263.10)	0.0%
Pest Control	416.78	238.16	178.62	175.0%
Repairs & Maintenance Labor	0.00	466.65	(466.65)	0.0%
Repairs & Maintenance Supplies	46.66	140.00	(93.34)	33.33%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	171.87	255.00	(83.13)	67.4%
Total Clubhouse Expenses	<u>930.31</u>	<u>1,812.91</u>	<u>(882.60)</u>	<u>51.32%</u>
Electricity	932.00	1,050.00	(118.00)	88.76%
Event Expenses	407.98	500.00	(92.02)	81.6%
Insurance - D&O	2,366.50	0.00	2,366.50	100.0%
Insurance - Liability	2,366.50	0.00	2,366.50	100.0%
Professional Fees				
Legal Fees	2,230.50	2,916.69	(686.19)	76.47%
Accounting-Bookkeeper	1,540.00	1,540.00	0.00	100.0%
Total Professional Fees	<u>3,770.50</u>	<u>4,456.69</u>	<u>(686.19)</u>	<u>84.6%</u>
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	291.65	(291.65)	0.0%
Repairs & Maintenance - Supplies	204.51	0.00	204.51	100.0%
Lawn Maintenance	1,725.00	1,516.69	208.31	113.74%
Total Repairs and Maintenance	<u>1,929.51</u>	<u>1,808.34</u>	<u>121.17</u>	<u>106.7%</u>
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	25.00	291.65	(266.65)	0.0%
Total Miscellaneous Expenses	<u>204.04</u>	<u>291.65</u>	<u>(87.61)</u>	<u>69.96%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	128.56	58.35	70.21	220.33%
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	<u>13,640.54</u>	<u>10,107.94</u>	<u>3,532.60</u>	<u>134.95%</u>
Net Ordinary Income	<u>(11,492.78)</u>	<u>(9,292.94)</u>	<u>(2,199.84)</u>	<u>123.67%</u>
Net Income	<u><u>(11,492.78)</u></u>	<u><u>(9,292.94)</u></u>	<u><u>(2,199.84)</u></u>	<u><u>123.67%</u></u>

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COMMITTEE ACTIVITY REPORT

Date: August 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

Approvals:

Deck & Garden Beds for 738 Saddleridge Dr.

Fence for 311 Mission Trl.

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 the Clubhouse picnic area trash cans; and cut away vines and saplings growing up from under the metal can holders. Removed 3 “Lost Dog” signs from stop sign poles (dog had been found). Cut away tree growing around the “No Soliciting” sign on Packsaddle Pass. Cleaned dirt & grass away from the Saddleridge entrance lights; and spread ant killer around the lighting areas.

Landscape Committee

Chairperson: Position Open

No report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

There was one paid use of the Clubhouse last month.

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with Board meeting minutes and Board meeting notice. Managed email distribution for Saddleridge.com email addresses. Set up 4 new full-function Board member email addresses.