



MINUTES
SPOA BOARD MEETING
October 19, 2015

Open Forum 6:30 PM

There were no Open Forum items, although a few residents stopped by to observe the meeting and join the discussion.

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** – Bob Eastlake submitted the Treasurer's Report for approval (via email). 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 Block Captain, Firewise Coordinator, 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, the Neighborhood Watch Coordinator, and one Neighborhood Watch Block Captain. Board members may be approaching residents for help with the other positions. Resident John Savage has graciously stepped up to be the new Firewise Coordinator, and to head the Landscape Committee (with Ron Steel staying on as backup for the Landscape Committee). This item will remain open until some more volunteers step up.
 - Chickens in Saddleridge; The Outcome – As reported last month, the secret-ballot voting on the Chickens in Saddleridge proposal has ended. The numbers were:
Out of a possible 210 votes:
Voting "Yes" for chickens in Saddleridge – 79 votes
Voting "No" for chickens in Saddleridge – 96 votes
Therefore, Section 3.11 Animal Husbandry of the Saddleridge Covenants & Restrictions stands as it is currently, with poultry not being allowed.
The deadline for requesting a vote recount has passed (per Section 209.0057

of the Texas Residential Property Owners Protection Act, and SB 1168 revisions), so this item will now be closed.

- 2015 National Night Out – The 17th National Night Out gathering was held on Tuesday October 6th at the Clubhouse, with over 90 residents attending. As usual, there was free food and drinks for residents. This item will be closed until next year's event.
- New Bylaw for Covenants & Restrictions Change Process – The Chicken Proposal effort has made the Board realize that there is no formal procedure or process for changing the Covenants document. Is one needed?? The SPOA Board Secretary has done some research to see what other HOA's are doing regarding this; and has found no other HOA's with any written procedures at all regarding this. This is probably because it is already up to any HOA Board to decide what needs to be done based on the particulars of each tendered request. Since it is already a Board's decision how to handle any request, it has been decided that no further action is needed on this item. This item will be closed.
- Clubhouse "Private Park" Sign in Bad Shape – The Private Park sign at the Clubhouse driveway entrance is badly weathered; with faded paint and some of the letters peeling up, and the one up by the Clubhouse is in not much better shape. Options are (1) buy a new sign, (2) have the current sign restored/repainted, or (3) move the duplicate sign from up by the Clubhouse out to replace the weathered sign. Bo Garrett will be getting some bids for new aluminum signs. This item will remain open.
- **New Business:**
 - 2016 Board Member Election (previously included in "Wanted" item above) – The annual Board Election ballot was sent to residents via email on October 2nd via email and NextDoor. Early voting was also encouraged at the NNO gathering. The official meeting for the 2016 SPOA Board Member election will take place on October 31 from 10:00 AM to 11:00 AM at the Saddleridge Clubhouse. Ballots and candidate bio's will be available at the meeting. Early voting is available by proxy at any time prior to the meeting by simply completing the ballot and returning it to the SPOA at the address on the ballot, or by giving it to any current Board member. Residents have until October 30 to vote via absentee ballot. This item will remain open.

The meeting was adjourned at 7:15 PM.

10/02/15
Cash Basis

SPOA
Balance Sheet
As of September 30, 2015

	<u>Sep 30, 15</u>	<u>Sep 30, 14</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Ozona CD #305501	25,279.87	25,229.37	50.50
Ozona CD #305552	25,259.18	25,208.72	50.46
Ozona Checking	10,859.12	2,968.40	7,890.72
Ozona Money Market	41,498.07	42,456.51	-958.44
Total Checking/Savings	102,896.24	95,863.00	7,033.24
Accounts Receivable			
Accounts Receivable	0.00	-8.00	8.00
Total Accounts Receivable	0.00	-8.00	8.00
Total Current Assets	102,896.24	95,855.00	7,041.24
Other Assets			
Saddleridge Property	80,500.00	80,500.00	0.00
Total Other Assets	80,500.00	80,500.00	0.00
TOTAL ASSETS	<u>183,396.24</u>	<u>176,355.00</u>	<u>7,041.24</u>
LIABILITIES & EQUITY			
Equity			
Opening Balance Equity	110,823.40	110,823.40	0.00
Retained Earnings	71,601.85	62,067.95	9,533.90
Net Income	970.99	3,463.65	-2,492.66
Total Equity	183,396.24	176,355.00	7,041.24
TOTAL LIABILITIES & EQUITY	<u>183,396.24</u>	<u>176,355.00</u>	<u>7,041.24</u>

5:25 PM

10/02/15

Cash Basis

Saddleridge Property Owners Association
Profit & Loss Budget vs. Actual
 January through September 2015

	Jan - Sep 15	Budget	\$ Over Budget
Income			
Assessment Increase	0.00	0.00	0.00
Clubhouse Usage Fee	300.00	250.00	50.00
HOA Dues Collected	12,327.44	840.71	11,486.73
Interest Assessed Fees	68.03	311.21	-243.18
Interest Income	112.68	66.28	46.40
Resale Cert. Fee	350.00	850.00	-500.00
Transfer Fees	500.00	900.00	-400.00
TXFR from Savings	0.00	0.00	0.00
Uncategorized Income	0.00	0.00	0.00
Total Income	13,658.15	3,218.20	10,439.95
Expense			
Accounting			
Accounting-Bookkeeper	1,575.00	1,575.00	0.00
Accounting-CPA	0.00	0.00	0.00
Accounting - Other	0.00	0.00	0.00
Total Accounting	1,575.00	1,575.00	0.00
Annual Septic Contract	245.00	225.00	20.00
Bank Charges			
Check Printing	0.00	0.00	0.00
Safe Deposit Box	40.00	40.00	0.00
Service Charges	0.00	0.00	0.00
Bank Charges - Other	0.00	0.00	0.00
Total Bank Charges	40.00	40.00	0.00
CD Income Transfer	0.00	0.00	0.00
Clubhouse Expenses			
Cleaning	450.00	450.00	0.00
Cleaning Supplies	0.00	0.00	0.00
Drapes	0.00	1.00	-1.00
Entrance Fence Repair	0.00	1.00	-1.00
Entrance Sign	0.00	1.00	-1.00
Fence Repair	0.00	1.00	-1.00
Furnishings	0.00	0.00	0.00
Garbage Bags	0.00	0.00	0.00
Heating and AC	0.00	131.73	-131.73
Lighting	0.00	0.00	0.00
Maintenance Labor	0.00	350.00	-350.00
Misc	86.58	4.00	82.58
Outside Lighting	0.00	0.00	0.00
Paint	0.00	0.00	0.00
Pest Control	308.52	308.48	0.04
Repairs	0.00	0.00	0.00
Septic Cleaning and Service	0.00	0.00	0.00
Trash	243.81	254.53	-10.72
Water softener monthly maintain	0.00	206.55	-206.55
Wellhouse Expenses	0.00	1.00	-1.00
Clubhouse Expenses - Other	0.00	0.00	0.00
Total Clubhouse Expenses	1,088.91	1,710.29	-621.38
Clubhouse Fees	0.00	1.00	-1.00
Computer Database	0.00	1.00	-1.00
Contingency Fund	0.00	1.00	-1.00
Dues	0.00	1.00	-1.00
Dues and Subscriptions	0.00	0.00	0.00
Dues Refund	142.00	0.00	142.00
Food for Saddleridge Meetings			
Food for Annual BBQ	425.76	462.90	-37.14
Food for Saddleridge Meetings - Other	0.00	0.00	0.00
Total Food for Saddleridge Meetings	425.76	462.90	-37.14
Improvements			
Chairs	0.00	0.00	0.00
Landscaping			

5:25 PM
 10/02/15
 Cash Basis

**Saddleridge Property Owners Association
 Profit & Loss Budget vs. Actual
 January through September 2015**

	Jan - Sep 15	Budget	\$ Over Budget
Entrance	0.00	0.00	0.00
Hardscape	0.00	0.00	0.00
Lighting	0.00	0.00	0.00
Plan	0.00	0.00	0.00
Plants	0.00	0.00	0.00
Preparation	0.00	0.00	0.00
Water	0.00	0.00	0.00
Landscaping - Other	0.00	0.00	0.00
Total Landscaping	0.00	0.00	0.00
Lights	0.00	0.00	0.00
Microwave	0.00	1.00	-1.00
New water softener	0.00	1.00	-1.00
Other	0.00	0.00	0.00
Roof	0.00	1.00	-1.00
Tables	0.00	0.00	0.00
Wellhouse Improvements	0.00	0.00	0.00
Improvements - Other	0.00	1.00	-1.00
Total Improvements	0.00	4.00	-4.00
Insurance-HOA Liability	727.00	576.00	151.00
Insurance, D&O	2,445.00	2,445.00	0.00
Lawn Maintenance	1,892.29	1,612.96	279.33
Lease of Water Equipment	0.00	1.00	-1.00
Mailings	555.67	213.61	342.06
Misc	0.00	1.00	-1.00
Miscellaneous			
ACC Office Supplies	0.00	1.00	-1.00
Check Printing Charge	0.00	0.00	0.00
Copying	0.00	0.00	0.00
Garbage Bags	0.00	0.00	0.00
Gifts	0.00	0.00	0.00
Legal Records	0.00	90.00	-90.00
Office Supplies	0.00	1.00	-1.00
Plaque	0.00	1.00	-1.00
Printer Cart.	0.00	1.00	-1.00
Software	0.00	1.00	-1.00
Website Domain	48.95	1.00	47.95
Website Hosting Fee	179.40		
Miscellaneous - Other	0.00	0.00	0.00
Total Miscellaneous	228.35	96.00	132.35
Neighborhood Watch	0.00	1.00	-1.00
PEC Electricity	1,392.94	1,238.94	154.00
Reconciliation Discrepancies	0.50	1.00	-0.50
Reserve Fund	0.00	1.00	-1.00
S. Entrance Water	0.00	1.00	-1.00
Taxes	1,928.74	1,736.72	192.02
Uncategorized Expenses	0.00	1.00	-1.00
Water Well Electricity	0.00	1.00	-1.00
Webmaster Fees	0.00	0.00	0.00
Webpage Fees	0.00	0.00	0.00
Total Expense	12,687.16	11,948.42	738.74
Net Income	970.99	-8,730.22	9,701.21



COMMITTEE ACTIVITY REPORT

Date: October 2015

Architectural Committee

Chairperson: Rick Cardenas 847-7363

Did not report.

Maintenance Committee

Chairperson: Open (Bo Garrett & George Graham filling in)

Nothing to report.

Landscape Committee

Chairperson: Ron Steel 392-0542

Nothing to report.

Clubhouse Committee

Chairperson: Brenda Musselwhite 512-722-3404

Clubhouse was rented once in September.

Neighborhood Committee

Chairperson: Open

Did not report.

Website Committee

Chairperson: Joe Williams 847 0390

Nothing to report.

Nomination Committee

Chairperson: Open

Nothing to report.

Property Owners Committee

Chairperson: Francis Savage 847 0955

Did not report.