



**MINUTES**  
**SPOA BOARD MEETING**  
**November 17, 2025**

**Open Forum 6:30 PM**

All SPOA Board members were present for the meeting. The ACC Chairperson, one new ACC member, and the SPOA accountant were in attendance.

**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:

Reports of excess traffic, noise, and road safety concerns caused by operations of a business being run from a property was reported by a resident in early October. This was researched by both the Board members and the SPOA lawyer; and was deemed a probable violation, of which remedy may be initiated and pursued. A majority decision was made by the Board members during the October Board meeting to pursue remedy of this violation. A violation letter was then mailed to the property owners per the enforcement process mandated by Section 209 of the TX Property Code.

The property owners attended this meeting to advise the Board of their actions to remedy the violation. Their remedy was deemed acceptable and complete.

This particular violation item will be closed. However, this standing agenda item will remain open.

- Annual SPOA Board Election – The annual SPOA Board election for the 2026 term is now complete. This year the election was again performed via a third-party electronic secret balloting service (ElectionBuddy.com) for both ballot security, ease of voting, and to save the SPOA about four hundred

dollars of election expenses (printing, envelopes, and USPS mailing costs). Election notices were distributed from ElectionBuddy via email to residents on October 6, with instructions on how to vote, and a link to go to the ballot. An automated reminder was sent on October 20 to those who had not yet voted. Voting ended on October 24. Voter turnout was an impressive 52%!

Five residents were running for the four Board positions; incumbents; George Graham, Charles Lundelius, and Laura Wondercheck; and new candidates Jessica Donovan and Viviana Olson.

The elected 2026 Board members and their positions are:

Laura Wondercheck – President	Jessica Donovan – Vice President
Charles Lundelius – Treasurer	George Graham – Secretary

A revised SPOA Management Certificate will be prepared and filed with both Hays County and TREC; and Board member change letters will be prepared and delivered to the 2 banks handling SPOA accounts.

A big thank you to all property owners who voted.

This item will now be closed.

- **New Business:**

- 2026 SPOA Dues Collection – The SPOA 2026 Dues Invoices will be emailed to all residents at their email addresses of record toward the end of November. A decision was made to use electronic invoices again this year to save considerable money on the Dues collection process (postage, printing, and envelopes). The email will include attached files of the invoice, and instructions on how to pay Dues via a credit card or PayPal/Venmo via the Saddleridge web site. Dues amounts remain unchanged from previous years; \$96 for single-lot owners, and \$192 for multiple-lot owners. Dues payments will be due by January 1, 2026. Owners who desire a paper invoice may request such at any time. Paper invoices will also be mailed to all property owners for which the SPOA has no email contact info.

This item will remain open.

The meeting was adjourned at 7:40 PM.

# Saddleridge Property Owners Association

## Balance Sheet - Modified Cash Basis

as of October 31, 2025

	<u>October 31, 2025</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Ozona Checking	8,749.58
Ozona Money Market	24,360.21
Broadway Bank CD	94,946.69
Total Checking/Savings	\$ 128,056.48
Accounts Receivable	
Accounts Receivable	69.00
Total Accounts Receivable	\$ 69.00
Total Current Assets	\$ 128,125.48
<b>Fixed Assets</b>	
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
<b>TOTAL ASSETS</b>	<b>\$ 226,683.05</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
Current Liabilities	
Deferred Dues Payments	48.00
Total Current Liabilities	\$ 48.00
Total Liabilities	\$ 48.00
<b>Equity</b>	
Retained Earnings	234,867.83
Net Income	(8,232.78)
Total Equity	\$ 226,635.05
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 226,683.05</b>

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
Year-to-date through October 31, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25
<b>Ordinary Income/Expense</b>										
Income										
HOA Dues	-	-	-	-	-	-	-	-	-	-
Interest Assessed Fees	-	8.64	22.31	420.11	-	-	-	-	-	-
Resale Cert. Fee	-	50.00	100.00	-	100.00	-	100.00	-	50.00	-
Transfer Fees	-	50.00	100.00	-	100.00	-	100.00	-	50.00	-
Clubhouse Usage Fee	-	25.00	-	-	-	75.00	-	25.00	-	-
Judgment Revenue	-	-	-	-	-	-	-	-	-	-
Interest Income	7.12	1,887.51	6.84	12.72	12.79	7.37	7.01	6.48	6.18	6.31
Uncategorized Income	-	-	-	-	-	-	-	-	-	-
<b>Total Income</b>	<b>\$ 7.12</b>	<b>\$ 2,021.15</b>	<b>\$ 229.15</b>	<b>\$ 432.83</b>	<b>\$ 212.79</b>	<b>\$ 82.37</b>	<b>\$ 207.01</b>	<b>\$ 31.48</b>	<b>\$ 106.18</b>	<b>\$ 6.31</b>
Expense										
Bank Charges										
Safe Deposit Box	-	-	-	-	-	-	-	-	-	-
Merchant Fees/Svc Chg	147.21	10.01	4.36	-	-	-	2.24	-	-	-
<b>Total Bank Charges</b>	<b>\$ 147.21</b>	<b>\$ 10.01</b>	<b>\$ 4.36</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2.24</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Billable Expenses				(2,668.87)	-	-	-	-	-	-
Clubhouse Expenses										
Cleaning Labor	100.00	-	-	-	-	100.00	-	-	-	-
Clubhouse Insurance	-	-	-	-	-	-	-	-	-	-
Pest Control	-	119.08	-	-	119.08	-	-	119.08	-	-
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	-
Repairs & Maint - Supplies	-	-	3.23	-	-	-	-	-	-	99.18
Septic Cleaning and Service	295.00	-	-	-	-	-	-	-	-	-
Trash	-	84.34	-	-	84.34	-	-	84.34	-	-
<b>Total Clubhouse Expenses</b>	<b>\$ 395.00</b>	<b>\$ 203.42</b>	<b>\$ 3.23</b>	<b>\$ -</b>	<b>\$ 203.42</b>	<b>\$ 100.00</b>	<b>\$ -</b>	<b>\$ 203.42</b>	<b>\$ -</b>	<b>\$ 99.18</b>
Electricity	164.00	146.00	195.00	140.00	123.00	122.00	120.00	124.00	124.00	124.00
Event Expenses	-	-	-	-	112.25	-	-	-	-	-
Insurance - Liability	-	-	-	-	-	-	2,372.50	-	-	-
Insurance - D&O	-	-	-	-	-	-	2,372.50	-	-	-
Post Office Box	-	-	-	-	-	-	-	-	-	-
Postage and Delivery	-	-	19.36	9.68	-	-	-	-	-	10.48
Professional Fees										
Accounting	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00
Legal	-	-	-	1,530.00	-	-	-	-	-	-
<b>Total Professional Fees</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 1,750.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>	<b>\$ 220.00</b>

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

Year-to-date through October 31, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25
<b>Repairs &amp; Maintenance</b>										
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	60.31	-	-	-	-	-	-	-	-	\$ -
Lawn Maintenance	-	-	-	220.00	350.00	350.00	350.00	350.00	-	-
<b>Total Repairs &amp; Maintenance</b>	<b>\$ 60.31</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 220.00</b>	<b>\$ 350.00</b>	<b>\$ 350.00</b>	<b>\$ 350.00</b>	<b>\$ 350.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Taxes - Federal Income Taxes</b>	-	-	-	740.00	-	-	-	-	-	\$ -
<b>Taxes - Property Taxes</b>	-	-	-	-	-	-	-	-	-	-
<b>Miscellaneous Expenses</b>										
Office Expenses	-	8.55	-	5.00	-	-	-	19.55	-	134.40
Web Hosting Fees	-	-	-	-	-	-	-	-	203.40	-
Website Domain	-	-	-	-	-	-	-	-	-	66.57
<b>Total Miscellaneous Expenses</b>	<b>\$ -</b>	<b>\$ 8.55</b>	<b>\$ -</b>	<b>\$ 5.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19.55</b>	<b>\$ 203.40</b>	<b>\$ 200.97</b>
<b>Total Expense</b>	<b>\$ 986.52</b>	<b>\$ 587.98</b>	<b>\$ 441.95</b>	<b>\$ 195.81</b>	<b>\$ 1,008.67</b>	<b>\$ 792.00</b>	<b>\$ 5,437.24</b>	<b>\$ 916.97</b>	<b>\$ 547.40</b>	<b>\$ 654.63</b>
<b>Net Income</b>	<b>\$ (979.40)</b>	<b>\$ 1,433.17</b>	<b>\$ (212.80)</b>	<b>\$ 237.02</b>	<b>\$ (795.88)</b>	<b>\$ (709.63)</b>	<b>\$ (5,230.23)</b>	<b>\$ (885.49)</b>	<b>\$ (441.22)</b>	<b>\$ (648.32)</b>

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
Year-to-date through October 31, 2025

<u>TOTAL</u>
\$ -
\$ 451.06
\$ 400.00
\$ 400.00
\$ 125.00
\$ -
\$ 1,960.33
\$ -
<b>\$ 3,336.39</b>

\$ -
\$ 163.82
<u>\$ 163.82</u>
\$ (2,668.87)

\$ 200.00
\$ -
\$ 357.24
\$ -
\$ 102.41
\$ 295.00
<u>\$ 253.02</u>
\$ 1,207.67
\$ 1,382.00
\$ 112.25
\$ 2,372.50
\$ 2,372.50
\$ -
\$ 39.52

\$ 2,200.00
<u>\$ 1,530.00</u>
\$ 3,730.00

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
Year-to-date through October 31, 2025

<b>TOTAL</b>	
\$	-
\$	60.31
\$	1,620.00
<hr/>	
\$	1,680.31
\$	740.00
\$	-
\$	167.50
\$	203.40
\$	66.57
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\$	437.47
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\$	11,569.17
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\$	<b>(8,232.78)</b>
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# Saddleridge Property Owners Association

## Budget vs Actual - Modified Cash Basis

year-to-date through October 31, 2025

	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA Dues	0.00	0.00	0.00	0.0%
Interest Assessed Fees	451.06	50.00	401.06	902.12%
Resale Cert. Fee	400.00	400.00	0.00	100.0%
Transfer Fees	400.00	400.00	0.00	100.0%
Clubhouse Usage Fee	125.00	200.00	(75.00)	62.5%
Interest Income	1,960.33	4,180.00	(2,219.67)	46.9%
<b>Total Income</b>	<b>3,336.39</b>	<b>5,230.00</b>	<b>(1,893.61)</b>	<b>63.79%</b>
<b>Expense</b>				
Billable Expenses	(2,668.87)	0.00	(2,668.87)	100.0%
<b>Bank Charges</b>				
Safe Deposit Box	0.00	40.00	(40.00)	0.0%
Merchant Fees/Service Charges	163.82	90.00	73.82	182.02%
<b>Total Bank Charges</b>	<b>163.82</b>	<b>130.00</b>	<b>33.82</b>	<b>126.02%</b>
<b>Clubhouse Expenses</b>				
Cleaning Labor	200.00	250.00	(50.00)	80.0%
Clubhouse Insurance	0.00	375.80	(375.80)	0.0%
Pest Control	357.24	357.24	0.00	100.0%
Repairs & Maintenance Labor	0.00	666.66	(666.66)	0.0%
Repairs & Maintenance Supplies	102.41	200.00	(97.59)	51.21%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	253.02	340.00	(86.98)	74.42%
<b>Total Clubhouse Expenses</b>	<b>1,207.67</b>	<b>2,464.70</b>	<b>(1,257.03)</b>	<b>49.0%</b>
Electricity	1,382.00	1,500.00	(118.00)	92.13%
Event Expenses	112.25	500.00	(387.75)	22.45%
Insurance - D&O	2,372.50	2,371.00	1.50	100.06%
Insurance - Liability	2,372.50	2,278.00	94.50	104.15%
<b>Professional Fees</b>				
Legal Fees	1,530.00	4,166.66	(2,636.66)	36.72%
Accounting-Bookkeeper	2,200.00	2,200.00	0.00	100.0%
<b>Total Professional Fees</b>	<b>3,730.00</b>	<b>6,366.66</b>	<b>(2,636.66)</b>	<b>58.59%</b>
<b>Repairs and Maintenance</b>				
Repairs & Maintenance - Labor	0.00	416.70	(416.70)	0.0%
Repairs & Maintenance - Supplies	60.31	0.00	60.31	100.0%
Lawn Maintenance	1,620.00	2,166.66	(546.66)	74.77%
<b>Total Repairs and Maintenance</b>	<b>1,680.31</b>	<b>2,583.36</b>	<b>(903.05)</b>	<b>65.04%</b>
<b>Miscellaneous Expenses</b>				
Office Supplies/Expenses	167.50	0.00	167.50	100.0%
Web Hosting Fees	203.40	0.00	203.40	100.0%
Website Domain	66.57	0.00	66.57	100.0%
Misc. Expenses - Other	0.00	416.66	(416.66)	0.0%
<b>Total Miscellaneous Expenses</b>	<b>437.47</b>	<b>416.66</b>	<b>20.81</b>	<b>104.99%</b>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	39.52	83.34	(43.82)	47.42%
Taxes - Federal Income Taxes	740.00	0.00	740.00	100.0%
Taxes - Property Taxes	0.00	0.00	0.00	0.0%
<b>Total Expense</b>	<b>11,569.17</b>	<b>18,693.72</b>	<b>(7,124.55)</b>	<b>61.89%</b>
<b>Net Ordinary Income</b>	<b>(8,232.78)</b>	<b>(13,463.72)</b>	<b>5,230.94</b>	<b>61.15%</b>
<b>Net Income</b>	<b>(8,232.78)</b>	<b>(13,463.72)</b>	<b>5,230.94</b>	<b>61.15%</b>

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## COMMITTEE ACTIVITY REPORT

Date: November 2025

### Architectural Committee

Chairperson: Debbie Egan 541-556-8545

Approved the following: Garage for 300 Frontier Trl.  
Garage for 520 Saddleridge Dr.

Denied the following: Garage for 501 Canyon Gap Rd.

Monitoring a number of 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. Replaced 1 Clubhouse porch light bulb.

### Landscape Committee

Chairperson: Position Open

A new Landscape Committee Chairperson is needed.

### Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

The Clubhouse was used 2 times since the last 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.