



**MINUTES**  
**SPOA BOARD MEETING**  
**December 15, 2025**

**Open Forum 6:30 PM**

All SPOA Board members were present for the meeting. The ACC Chairperson, and one ACC member were in attendance. Note that there is currently an opening for a new ACC volunteer.

As there were no Open Forum items, the Board Meeting began 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:

There were no Covenant Violations to report this month.

This standing agenda item will, however, remain open.
  - 2026 SPOA Dues Collection – The SPOA 2026 Dues Invoices were emailed to all residents at their email addresses of record on December 1st. An earlier decision was made to again use electronic invoices this year to save considerable money on the Dues collection process (postage, printing, and envelopes). The email included attached files of the invoice, and instructions on how to pay Dues via a credit card or PayPal/Venmo through the Saddleridge web site. Dues payments are due by January 1, 2026. Paper invoices were mailed to all property owners for which the SPOA has no email contact info. A reminder email will be sent right after Christmas.

This item will remain open.
- **New Business:**
  - No New Business

The meeting was adjourned at 6:50 PM.

# Saddleridge Property Owners Association

## Balance Sheet - Modified Cash Basis

as of November 30, 2025

**November 30, 2025**

### ASSETS

#### Current Assets

##### Checking/Savings

Ozona Checking 8,566.31

Ozona Money Market 24,145.17

Broadway Bank CD 94,946.69

PayPal 369.13

**Total Checking/Savings** \$ 128,027.30

##### Accounts Receivable

Accounts Receivable 0.00

**Total Accounts Receivable** \$ -

**Total Current Assets** \$ 128,027.30

#### 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** \$ **226,584.87**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

Deferred Dues Payments 363.00

**Total Current Liabilities** \$ 363.00

**Total Liabilities** \$ 363.00

#### Equity

Retained Earnings 234,867.83

Net Income (8,645.96)

**Total Equity** \$ 226,221.87

**TOTAL LIABILITIES & EQUITY** \$ **226,584.87**

**Saddleridge Property Owners Association**  
**Profit & Loss by Month- Modified Cash Basis**  
Year-to-date through November 30, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	TOTAL
<b>Ordinary Income/Expense</b>												
<b>Income</b>												
HOA Dues	-	-	-	-	-	-	-	-	-	-	-	\$ -
Interest Assessed Fees	-	8.64	22.31	420.11	-	-	-	-	-	-	-	\$ 451.06
Resale Cert. Fee	-	50.00	100.00	-	100.00	-	100.00	-	50.00	-	-	\$ 400.00
Transfer Fees	-	50.00	100.00	-	100.00	-	100.00	-	50.00	-	-	\$ 400.00
Clubhouse Usage Fee	-	25.00	-	-	-	75.00	-	25.00	-	-	25.00	\$ 150.00
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	6.03	\$ 1,966.36
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>	<b>\$ 31.03</b>	<b>\$ 3,367.42</b>
<b>Expense</b>												
<b>Bank Charges</b>												
Safe Deposit Box	-	-	-	-	-	-	-	-	-	-	-	\$ -
Merchant Fees/Svc Chg	147.21	10.01	4.36	-	-	-	2.24	-	-	-	14.87	\$ 178.69
<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>	<b>\$ 14.87</b>	<b>\$ 178.69</b>
<b>Billable Expenses</b>				(2,668.87)	-	-	-	-	-	-	-	\$ (2,668.87)
<b>Clubhouse Expenses</b>												
Cleaning Labor	100.00	-	-	-	-	100.00	-	-	-	-	-	\$ 200.00
Clubhouse Insurance	-	-	-	-	-	-	-	-	-	-	-	\$ -
Pest Control	-	119.08	-	-	119.08	-	-	119.08	-	-	-	\$ 357.24
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	-	-	3.23	-	-	-	-	-	-	99.18	-	\$ 102.41
Septic Cleaning and Service	295.00	-	-	-	-	-	-	-	-	-	-	\$ 295.00
Trash	-	84.34	-	-	84.34	-	-	84.34	-	-	84.34	\$ 337.36
<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>	<b>\$ 84.34</b>	<b>\$ 1,292.01</b>
Electricity	164.00	146.00	195.00	140.00	123.00	122.00	120.00	124.00	124.00	124.00	125.00	\$ 1,507.00
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	-	-	-	-	-	10.48	-	\$ 39.52
<b>Professional Fees</b>												
Accounting	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	\$ 2,420.00
Legal	-	-	-	1,530.00	-	-	-	-	-	-	-	\$ 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>	<b>\$ 220.00</b>	<b>\$ 3,950.00</b>
<b>Repairs &amp; Maintenance</b>												
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ -
Repairs & Maint - Supplies	60.31	-	-	-	-	-	-	-	-	\$ -	\$ -	\$ 60.31
Lawn Maintenance	-	-	-	220.00	350.00	350.00	350.00	350.00	-	-	-	\$ 1,620.00
<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>\$ -</b>	<b>\$ 1,680.31</b>
Taxes - Federal Income Taxes	-	-	-	740.00	-	-	-	-	-	\$ -	\$ -	\$ 740.00

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 November 30, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	TOTAL
Taxes - Property Taxes	-	-	-	-	-	-	-	-	-	-	-	\$ -
Miscellaneous Expenses												
Office Expenses	-	8.55	-	5.00	-	-	-	19.55	-	134.40	-	\$ 167.50
Web Hosting Fees	-	-	-	-	-	-	-	-	203.40	-	-	\$ 203.40
Website Domain	-	-	-	-	-	-	-	-	-	66.57	-	\$ 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>\$ -</b>	<b>\$ 437.47</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>\$ 444.21</b>	<b>\$ 12,013.38</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>	<b>\$ (413.18)</b>	<b>\$ (8,645.96)</b>

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# Saddleridge Property Owners Association

## Budget vs Actual - Modified Cash Basis

Year-to-date through November 30, 2025

	<u>Jan - Nov 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<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	150.00	200.00	(50.00)	75.0%
Interest Income	1,966.36	4,200.00	(2,233.64)	46.82%
<b>Total Income</b>	<u>3,367.42</u>	<u>5,250.00</u>	<u>(1,882.58)</u>	<u>64.14%</u>
<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	178.69	90.00	88.69	198.54%
<b>Total Bank Charges</b>	<u>178.69</u>	<u>130.00</u>	<u>48.69</u>	<u>137.45%</u>
<b>Clubhouse Expenses</b>				
Cleaning Labor	200.00	275.00	(75.00)	72.73%
Clubhouse Insurance	0.00	413.38	(413.38)	0.0%
Pest Control	357.24	476.32	(119.08)	75.0%
Repairs & Maintenance Labor	0.00	733.33	(733.33)	0.0%
Repairs & Maintenance Supplies	102.41	220.00	(117.59)	46.55%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	337.36	340.00	(2.64)	99.22%
<b>Total Clubhouse Expenses</b>	<u>1,292.01</u>	<u>2,733.03</u>	<u>(1,441.02)</u>	<u>47.27%</u>
Electricity	1,507.00	1,650.00	(143.00)	91.33%
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	4,583.33	(3,053.33)	33.38%
Accounting-Bookkeeper	2,420.00	2,420.00	0.00	100.0%
<b>Total Professional Fees</b>	<u>3,950.00</u>	<u>7,003.33</u>	<u>(3,053.33)</u>	<u>56.4%</u>
<b>Repairs and Maintenance</b>				
Repairs & Maintenance - Labor	0.00	458.37	(458.37)	0.0%
Repairs & Maintenance - Supplies	60.31	0.00	60.31	100.0%
Lawn Maintenance	1,620.00	2,383.33	(763.33)	67.97%
<b>Total Repairs and Maintenance</b>	<u>1,680.31</u>	<u>2,841.70</u>	<u>(1,161.39)</u>	<u>59.13%</u>
<b>Miscellaneous Expenses</b>				
Office Supplies/Expenses	167.50	150.00	17.50	111.67%
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	458.33	(458.33)	0.0%
<b>Total Miscellaneous Expenses</b>	<u>437.47</u>	<u>608.33</u>	<u>(170.86)</u>	<u>71.91%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	39.52	91.67	(52.15)	43.11%
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>	<u>12,013.38</u>	<u>20,207.06</u>	<u>(8,193.68)</u>	<u>59.45%</u>
<b>Net Ordinary Income</b>	<u>(8,645.96)</u>	<u>(14,957.06)</u>	<u>6,311.10</u>	<u>57.81%</u>
<b>Net Income</b>	<u><b>(8,645.96)</b></u>	<u><b>(14,957.06)</b></u>	<u><b>6,311.10</b></u>	<u><b>57.81%</b></u>

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## COMMITTEE ACTIVITY REPORT

Date: December 2025

### Architectural Committee

**Chairperson:** Debbie Egan 541-556-8545

There were no ACC project approvals this month.

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 GFCI outlet at the east entrance spire (discovered during Christmas decorations installation). Installed 2 new signs (info & address) on the large slab rocks at the Clubhouse driveway entrance. Removed large decrepit Clubhouse sign by the street. Hauled old steel T-posts to the recycler (were removed from the Saddleridge entrance).

### Landscape Committee

**Chairperson:** Position Open

A new Landscape Committee Chairperson is needed. Prez Laura contracted with a vendor for tree trimming, fence repair, & unused T-post and trash removal at the Saddleridge entrances and Clubhouse.

The Decorations Committee (chaired by Tom Campbell) installed Christmas decorations at the Saddleridge entrances. Thanks to all who helped with the install (and will help with removal after the New Year arrives).

### 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. Added the home page PayPal info and links for annual SPOA Dues collection.