

Saddleridge Home Owners Association

Minutes of the Meeting of the Board of Directors

May 10, 2000

Opening of Meeting

The May meeting of the Board of Directors began at 7:00 PM. In attendance were Ron White (President), George Peterson (Vice-President) and Lee Gibson (Secretary-Treasurer). Francis Savage attended the first thirty minutes to discuss the roles and responsibilities of the new Resident Maintenance Committee. Ron White advised he would contact all members regarding their areas of expertise. Ron requested that all Maintenance Committee Members meet at 6:00 PM prior to the Board Meeting on June 14, 2000 at the Clubhouse.

Review and Approve Minutes of Last Meeting

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The minutes from the Board Meeting of April 19, 2000 had been approved on-line and posted on the website on April 25, 2000.

Minutes of the April 29th Picnic Meeting were reviewed and approved, as amended and will be posted on the website within a week.

Review and Approve Current Agenda

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The current agenda was reviewed and Ron White motioned for approval and it was seconded by George Peterson.

Old Business

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1. Review statuses of legal issues – Lee Gibson had contacted DeMasters-Daniel insurance in Wimberley regarding liability insurance for the HOA. The Board will gather the required information needed for them to furnish a bid on various levels of coverage. We will then compare that rate with other insurance companies. Ron White motioned, and George Peterson seconded,

that we table the discussion until bids are received. George Peterson will contact Art Augustine if there are any legal requirements regarding amount of coverage, etc.

2. Review of assigned responsibilities: Ron White motioned changing this area of reporting into sub-categories of each resident committee on the June minutes. Each chair will be responsible for reporting the progress and/or concerns of their specific committees. George Peterson seconded and the motion carried.

. Streets - Lee Gibson reported that a complaint had been received regarding potholes on Arrowhead Pass. The Maintenance Committee will contact Hays County to initiate repairs.

- B. Clubhouse – New locks have been installed at the clubhouse with non-duplicating key features on the front door. The other doors have single action dead bolt locks verses double cylinder dead bolts. The total costs for the locks and labor was \$136.14. Lee will work with Barbara Wilson to get the calendar back on the website for clubhouse bookings. The Clubhouse Committee needs to develop a “task list” to be completed before each use of the clubhouse.
- C. Grounds – George Peterson advised that the lights at the south entrance have been repaired by Olson Electric. Cecil Gibson had purchased the bulbs, new lights, etc. and Olson did the electrical repairs. The Maintenance committee will monitor ongoing problems.
- D. Architectural Committee: Wink Dickey is working on a database to store all information related to Architectural Committee activities, i.e. house plans approved, lot number, builder, etc. This will enable Committee members to retrieve information electronically based on selected criteria.

E. Homepage: The 4/29/2000 photos have been scanned and will be added to the website. The Deed restrictions still need to be scanned and added.

F. Database – George Peterson is continuing to correct addresses for residents as notified via dues payments. We still have many addresses that are not correct.

3. Broken Sign Status at South entrance: We are still awaiting

Feedback from the original contractor that made the signs and hope that will occur soon.

4. The Spring Picnic was a great success on April 29th at the Saddleridge Clubhouse. Minutes of the meeting will be on the website next week. Fuschak’s provided the BBQ at a cost of \$855.91 and we paid \$150 for 2 servers to pick up, set up, serve and clean up. Twenty resident volunteered to serve on the various resident committees. Donna Marczynski ensured that all current residents had their Neighborhood Watch Decals.

5. The Board agreed to convert the extra room in the Clubhouse to a file area for the Architectural Committee. Separate locks will be installed to ensure security of the area.

Review Monthly Financial Statements

Lee Gibson presented the bank statement and reconciliation for review. The association has no outstanding debts other than normal trade accounts, which are paid as incurred. Lee also presented the 2000 Budget Status for review. Ron White motioned for approval and George Peterson seconded the motion. Lee will also contact Ross Buccholtz regarding the status of our 1120H Tax

filings.

New Business

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1. The Board reviewed the Delinquent Dues List status as of May 10, 2000. Ron White motioned that the approved list of 105 (20 for 1998, 35 for 1999 and 50 for 2000) be transmitted to Merchants & Professional Credit Bureau, Inc. (MPB) for collection on **May 11, 2000**. George Peterson seconded the motion. Penalties and interest (18% per annum) plus collection fees will be added. Each delinquent landowner will have to pay **\$204.26 per lot per year**. If any resident is contacted by MPB, they must deal directly with them, as the Board will not become involved. See www.saddleridge.com for detailed information on the process. MPB will be paid 38% of only dues collected, the HOA will receive the rest of any monies recouped. Lee Gibson will serve as main contact with MPB with Ron White serving as alternate.
 2. George Peterson presented a proposal from Water Technology Company in Wimberley to buy various water treatment equipment verses the leasing agreement we now have with Culligan. George Peterson will discuss our options with the vendor and get a finalized bid. We would have a complete payback in 2 years if we purchase the equipment.
 3. Ron White will contact residents to serve on the Board Nominating Committee for the fall election. Lee Gibson suggested splitting the Secretary/Treasurer function into two positions verses one. This may require a by-laws change. Ron will advise what actions need to be taken.
 4. The Maintenance Committee needs to add a door to the clubhouse well house in order to have access to the equipment.
 5. The Board is getting numerous requests from various mortgage companies requesting copies of by-laws and deed restrictions for closings. The Board does not feel that the association should bear the expense of copying and transporting papers to various entities, as this is the seller's responsibility. We will discuss at the next board meeting the appropriate fees to be charged for this service.

Beginning Agenda for June Meeting

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- Collection Agency – Status of collection efforts
 - Status of Deed Restriction scanning
 - Maintenance Committee Progress on tasks to be completed
 - Fees to charge for deed restriction and by-laws copies

Adjournment

Adjournment was motioned and unanimously approved at 9:30PM.

Previous month's minutes: [January](#) [February](#) [March](#) [April](#)

9200 Ranch Road 12, Wimberley Texas 78676

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