

**SADDLERIDGE HOMEOWNER'S ASSOCIATION**  
**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**21 MAY 2002**

## **OPENING OF MEETING**

The May meeting of the Board of Directors began at 7:00 p.m. In attendance were Dean LaFever, Louis Marczynski and Barbara Vansant. The board conducted routine discussion of old business, new business and committee issues.

## **REVIEW AND APPROVE MINUTES OF LAST MEETING**

Minutes of the 23 April 2002 meeting were read and approved as submitted.

## **REVIEW AND APPROVE CURRENT AGENDA**

LaFever requested water conservation be added to this month's agenda under "New Business".

## **OLD BUSINESS**

1. **Legal Issues:** Continued four-wheeler trespass and speeding activity within Saddleridge prompted additional discussion of potential remedies. Vansant to contact a local attorney to explore solutions to this problem.
2. **Architectural Control Committee:** (ACC) activities were discussed. No deed restrictions relating to swimming pool construction are currently in place. As a result, the only applicable rules on this issue would be those pertaining to (1) required front, back and side yard setbacks and (2) compliance with all City of Wimberley or Hays County regulations covering swimming

pool construction. Addition of swimming pool guidelines or deed restrictions would require the approval of two thirds of all Saddleridge Property Owners.

3. **Maintenance / Repair Issues:** LaFever and Caballero completed repairs of lights and irrigation at Saddleridge Drive entry. Clubhouse painting will be competitively bid and scheduled for completion soon. LaFever has been hand watering Clubhouse landscaped areas.
4. **Saddleridge Roads:** Francis Savage to contact Hays County regarding the urgent need for roadside mowing throughout Saddleridge.
5. The Saddleridge homeowner database was discussed. Microsoft Access is currently in use and has been revised to assure it meets all current needs.
6. How to infuse more vitality into the Saddleridge website was discussed. Marczynski to contact our webmaster.
7. LaFever advised he prepared and sent a letter of appreciation to Jerry Moss for his excellent service as Saddleridge HOA Secretary.

## REVIEW MONTHLY FINANCIAL STATEMENTS

1. Marczynski provided a comprehensive review and status of HOA checking, CD and money market accounts as well as current Budget status report. Five thousand dollars have been transferred from the checking account into the money market account to allow that money to accrue more interest. Total balance of both accounts is \$15,271.02. Year to date expenses are \$10,135.00.
2. Marczynski updated status of homeowner dues receipts for 2002.

## MINUTES OF THE 5/21/02 MEETING OF THE BOARD OF DIRECTORS continued...

## NEW BUSINESS

1. The City of Wimberley intention to impose 'Blanket Zoning' on Section 1 and 2 was discussed at length. The City adopted a Comprehensive Zoning Ordinance (Ordinance No. 2001-010) on April 5, 2001 and recently requested the participation of all Subdivision Homeowner Association Boards to assist with its implementation. Imposition of this Ordinance would absolve all future property owners of the necessity of engaging in the time consuming and costly process of obtaining approval from the City of Wimberley Zoning Commission in order to construct a new residence within various Wimberley Subdivisions. Blanket Zoning would be applicable to all vacant properties. Existing residences are subject to a 'grandfather' clause, and not at issue. The Board had two primary concerns. The first was the necessity of providing Homeowner records to the City of Wimberley that could, conceivably, be deemed as proprietary. Second, it was believed that proceeding with actions necessary to comply with the City's request for participation would place the Board in the position of usurping the individual rights of a property owner. The Board does not have the right or authority to unilaterally participate in the Blanket Zoning process, without having first obtained

permission from or direction from the property owner affected. After careful consideration, the Board chose to gather more information on this issue before finalizing its decision or taking further action.

2. The conversion / use of an extra room in the Clubhouse for use as an Architectural Control Committee File room has already been accomplished.
3. Safety of the water tank located on the lot adjacent to Clubhouse property was discussed. It is approximately six feet high and has no exterior access. The tank interior was inspected using an extension ladder brought to the site for that purpose. It was found to be empty and dry and contains ladder rungs to facilitate egress. No danger was thus apparent. LaFever to write a letter detailing the results of this inspection to the concerned homeowner.
4. Water conservation was discussed. The Board explored ways to conserve usage throughout the subdivision.

## ADJOURNMENT

Adjournment was motioned and unanimously approved at 8:54 p.m.

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

9200 Ranch Road 12, Wimberley Texas 78676

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[Board Members](#) ❖ [Home Owner's Association](#) ❖ [Architectural Control Committee](#)