

**SADDLERIDGE HOMEOWNER'S ASSOCIATION**  
**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**20 May 2003**

**OPENING OF MEETING**

An open forum of the May meeting of the Board of Directors began at 6:40 p.m. In attendance were Francis Savage, Bob Wilson, Jim Beall, and Linda Rivera. One homeowner was on hand to meet other homeowners that had previously addressed issues of concern to the Board. After a brief discussion on the issues it has been clarified the homeowner is expressly adhering to all deed restrictions. There is no reason to believe the homeowner is breaking any covenants. The Board thanked the homeowner for coming, and with no other business the homeowner excused themselves. Sadly none of the homeowners with the concerns showed up.

The Board then focused on routine discussion of old business and new business issues.

**REVIEW and APPROVAL of MINUTES**

The April minutes were reviewed and approved unanimously.

**TREASURER'S REPORT**

Jim Beall reported the SHOA funds are in good shape, and there are only seven outstanding collections. Currently 92.2% of the homeowner's dues have been paid and our expenses are at budget. There is \$600.00 in legal fees, which include last year's legal fees. We over bought at the annual picnic but we will use the extra meat during our Neighborhood Watch evening.

Jim Beall provided a comprehensive review and status report of HOA checking, CD and money market accounts (See Attached).

Linda Rivera motioned to accept the Treasurer's report and Bob Wilson seconded the motion, which was unanimously carried.

**OLD BUSINESS/ NEW BUSINESS:**

1. SHOA Insurance liability on the property is up for renewal. Bob Wilson will call Master & Daniel to bid it out.
2. The water well: we will be billed directly after the month of June. SHOA currently owes the owner for one year.
3. Maintenance/Repair: P.E.C. has fixed the fence on RR12 and has put out large rocks to block entrance onto the corner property and planted foliage. Francis Savage will ask Judy Garrett if she is willing to water.
4. Bob Wilson of the Architectural Committee reported that there is not much building; they do have plans for a carport/screened in porch.

5. Club House: Linda Rivera will contact Susan Baker to go over a few changes the Board has made to correct wording clarification.
6. Jim Beall brought to the Board's attention that SHOA must file a "Management Certificate", Linda Rivera will check into this with Hays County and draw up the appropriate document, for the Board to review before filing.
7. There was discussion about various signs on display, long after the homes have been built. Linda Rivera will draw up a formal letter to be sent to the Real Estate Companies involved. Francis Savage is familiar with a couple of the companies and will contact them personally.
8. The Board has appointed Ricardo Rivera to join the Architectural Control Committee. Wink Dickey is now traveling extensively and it is important to always have an effective team of three to help insure timely request of the homeowners.
9. The Board received a report from Hill Country Aerobic Systems, Inc. the contract is up for renewal in July 2003. Comparative bids will be sought.

**ADJOURNMENT:**

Adjournment was motioned and unanimously approved at 8:30 p.m.