



**SADDLERIDGE HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
July 24, 2004**

Opening Of Meeting

The July Board Meeting was opened at 6:30 PM. In attendance were Cecil Gibson, Corwin Vansant and Joe Williams. A quorum was declared and the meeting continued. No homeowners were in attendance and the Open Session of the meeting was closed.

Review and Approve Minutes of Last Meeting

The June Minutes were not available and review/approval was postponed until the August Meeting.

Review and Approve Current Agenda

Cecil Gibson presented the July Agenda and it was approved by the Board

Old Business

1. **SHOA Liability Insurance**

Joe Williams reported the D&O Policy and a 30-day binder for the General Liability Policy had been received from McMasters-Daniel. The Clubhouse Fire Policy is not required for renewal until October 10, 2004. At that time, if McMasters-Daniel can provide a competitive Fire Policy rate, all policies will be set for renewal on the same date.

2. **Landscaping**

Wayne Underwood has completed landscaping at the West Entrance, with the exception of thirty new plants. Due to heat and watering considerations, planting will be deferred until September.

3. **Covenants, Conditions and Restrictions Reform**

A lengthy discussion was held concerning the best approach to update the CC&R's. The Board decided to generate a letter to all Property Owners explaining why and what changes should be made. A post card addressed to the Board will be included with the letter so that each owner can indicate agreement / disagreement with Board recommendations. Cecil Gibson will prepare a draft letter and response card for review at the August Board Meeting. A decision concerning mail out and response times will be made at that time.

4. Road Repairs and Mowing

Both Sections 1 and 2 have been mowed. Most of the road repairs have been made. One exception is a large pothole on Saddleridge Dr. near the County / City maintenance sign. Several emails have been forwarded to the City. In response to a SHOA request, TxDot repaired potholes at the intersection of Packsaddle Pass and RR 12. The County repaired holes at the end of Canyon Gap.

5. 4 Wheelers and Mail Boxes

It was reported that 4 Wheeler violations have substantially decreased since the SHOA Flyer was mailed to residents. Damage to the Clubhouse water well house has ceased. Detective Sam Stock called and said he had been assigned to the mailbox damage case (CO4-21034). US Postal Inspector Michael Sullivan also sent a letter saying he would continue to work with the County, but without an auto license number or photo, it would be difficult to prove a case. The letter also mentioned Federal penalties of 3 years imprisonment in accordance with Title 18, United States Code, Section 1705.

6. Combine Lots 179/180/181

The property owners of Lots 179 and 181 have obtained new Property ID Numbers for their lots to equally split Lot 180 between them. The ACC has approved their request.

7. Outdoor Burning

Received a complaint of active, unattended wood burning fires at Lot 100. Notified homeowner and fires were made safe. Referenced Saddleridge web site "Rules For Outdoor Burning" established by the Wimberley Fire Dept.

New Business

1. ACC Report

A Summary Report for the year 2004 was submitted by the ACC.

2. Financial Report

The monthly Financial Report was submitted by Joe Williams and approved by the Board.

3. National Night Out

Lee Gibson submitted a NNO Plan for August 3, 2004..

4. Modify ACC Approval Letter

New wording addressing the construction mud issue was approved for all ACC requests.

5. New Residents

Request the Board Secretary generate a letter format for mailing to all new residents.

Adjournment

Motion was made and approved for adjournment at 7:55 PM.