



MINUTES
SPOA BOARD MEETING
October 20, 2025

Open Forum 6:30 PM

Three SPOA Board members (a majority quorum) were present for the meeting (President Laura Wondercheck was away on vacation).

One property owner attended to observe. As there were no Open Forum items, the Board Meeting was started 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:

The Board has received Property Owner complaints of possible Covenant Violations from 2 different properties on Frontier Trl.:

1. Reports of trash cans at a long-term rental property left out at the roadside permanently. This was researched; including input from the SPOA lawyer. However, there are no regulations in either the Saddleridge Covenants or the City of Wimberley regulations that cover or regulate such a scenario. Therefore, the SPOA can legally do nothing about this complaint.

2. Reports of excess traffic, noise, and road safety concerns caused by operations of a business being run from a property. This has been researched by both the Board members and the SPOA lawyer; and as such has been deemed a probable violation, of which remedy may be initiated and pursued per the process outlined by Section 209 of the TX Property Code. A majority decision was made by the Board members in attendance to pursue remedy of this violation.

Item #1 above will be closed; however, Item #2 will remain open (as will

this standing agenda item).

- Annual SPOA Board Election – The annual SPOA Board election for the 2025/2026 term is in process. A call for Board volunteers was sent out via email on September 8th, with a deadline of September 30th for replies. There are 5 candidates running this year; 3 incumbents, and 2 new volunteers. As with last year's election, the election is being performed through a third-party electronic secret balloting service (ElectionBuddy.com) for both ballot security, ease of voting, and to save the SPOA a several hundred dollars in printing and mailing costs. Prior to the start of voting, multiple pre-election informational and instructional emails were sent to all email addresses on file with the SPOA. On October 6th, each property owner received voting notification email sent from invitations@mail.electionbuddy.com (sent to their primary email address listed with the SPOA) with instructions on how to vote, and a link to go to their personal ballot. An automated reminder was sent on October 20 to those who had not yet voted. Voting will end on October 24th.

This item will remain open.

- **New Business:**
 - No New Business.

The meeting was adjourned at 7:20 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of September 30, 2025

	<u>September 30, 2025</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	8,998.24
Ozona Money Market	24,475.06
Broadway Bank CD	94,946.69
Total Checking/Savings	\$ 128,419.99
Accounts Receivable	
Accounts Receivable	169.00
Total Accounts Receivable	\$ 169.00
Total Current Assets	\$ 128,588.99
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	\$ 227,146.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Deferred Dues Payments	48.00
Total Current Liabilities	\$ 48.00
Total Liabilities	\$ 48.00
Equity	
Retained Earnings	234,683.02
Net Income	(7,584.46)
Total Equity	\$ 227,098.56
TOTAL LIABILITIES & EQUITY	\$ 227,146.56

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 September 30, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	TOTAL
Ordinary Income/Expense										
Income										
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	-	\$ 125.00
Judgment Revenue	-	-	-	-	-	-	-	-	-	\$ -
Interest Income	7.12	1,887.51	6.84	12.72	12.79	7.37	7.01	6.48	6.18	\$ 1,954.02
Uncategorized Income	-	-	-	-	-	-	-	-	-	\$ -
Total Income	\$ 7.12	\$ 2,021.15	\$ 229.15	\$ 432.83	\$ 212.79	\$ 82.37	\$ 207.01	\$ 31.48	\$ 106.18	\$ 3,330.08
Expense										
Bank Charges										
Safe Deposit Box	-	-	-	-	-	-	-	-	-	\$ -
Merchant Fees/Svc Chg	147.21	10.01	4.36	-	-	-	2.24	-	-	\$ 163.82
Total Bank Charges	\$ 147.21	\$ 10.01	\$ 4.36	\$ -	\$ -	\$ -	\$ 2.24	\$ -	\$ -	\$ 163.82
Billable Expenses				(2,668.87)	-	-	-	-		\$ (2,668.87)
Clubhouse Expenses										
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	-	-	-	-	-	-	\$ 3.23
Septic Cleaning and Service	295.00	-	-	-	-	-	-	-	-	\$ 295.00
Trash	-	84.34	-	-	84.34	-	-	84.34	-	\$ 253.02
Total Clubhouse Expenses	\$ 395.00	\$ 203.42	\$ 3.23	\$ -	\$ 203.42	\$ 100.00	\$ -	\$ 203.42	\$ -	\$ 1,108.49
Electricity	164.00	146.00	195.00	140.00	123.00	122.00	120.00	124.00	124.00	\$ 1,258.00
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	-	-	-	-	-	\$ 29.04
Professional Fees										
Accounting	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	\$ 1,980.00
Legal	-	-	-	1,530.00	-	-	-	-	-	\$ 1,530.00
Total Professional Fees	\$ 220.00	\$ 220.00	\$ 220.00	\$ 1,750.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 220.00	\$ 3,510.00

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

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	TOTAL
Repairs & Maintenance										
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
Total Repairs & Maintenance	\$ 60.31	\$ -	\$ -	\$ 220.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ -	\$ 1,680.31
Taxes - Federal Income Taxes	-	-	-	740.00	-	-	-	-	-	\$ 740.00
Taxes - Property Taxes	-	-	-	-	-	-	-	-	-	\$ -
Miscellaneous Expenses										
Office Expenses	-	8.55	-	5.00	-	-	-	19.55	-	\$ 33.10
Web Hosting Fees	-	-	-	-	-	-	-	-	203.40	\$ 203.40
Website Domain	-	-	-	-	-	-	-	-	-	\$ -
Total Miscellaneous Expenses	\$ -	\$ 8.55	\$ -	\$ 5.00	\$ -	\$ -	\$ -	\$ 19.55	\$ 203.40	\$ 236.50
Total Expense	\$ 986.52	\$ 587.98	\$ 441.95	\$ 195.81	\$ 1,008.67	\$ 792.00	\$ 5,437.24	\$ 916.97	\$ 547.40	\$ 10,914.54
Net Income	\$ (979.40)	\$ 1,433.17	\$ (212.80)	\$ 237.02	\$ (795.88)	\$ (709.63)	\$ (5,230.23)	\$ (885.49)	\$ (441.22)	\$ (7,584.46)

Saddleridge Property Owners Association

Budget vs Actual - Modified Cash Basis

year-to-date through September 30, 2025

	Jan - Sep 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
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	350.00	50.00	114.29%
Transfer Fees	400.00	350.00	50.00	114.29%
Clubhouse Usage Fee	125.00	175.00	(50.00)	71.43%
Interest Income	1,954.02	4,160.00	(2,205.98)	46.97%
Total Income	3,330.08	5,085.00	(1,754.92)	65.49%
Expense				
Billable Expenses	(2,668.87)	0.00	(2,668.87)	100.0%
Bank Charges				
Safe Deposit Box	0.00	40.00	(40.00)	0.0%
Merchant Fees/Service Charges	163.82	90.00	73.82	182.02%
Total Bank Charges	163.82	130.00	33.82	126.02%
Clubhouse Expenses				
Cleaning Labor	200.00	225.00	(25.00)	88.89%
Clubhouse Insurance	0.00	338.22	(338.22)	0.0%
Pest Control	357.24	357.24	0.00	100.0%
Repairs & Maintenance Labor	0.00	599.99	(599.99)	0.0%
Repairs & Maintenance Supplies	3.23	180.00	(176.77)	1.79%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	253.02	255.00	(1.98)	99.22%
Total Clubhouse Expenses	1,108.49	2,230.45	(1,121.96)	49.7%
Electricity	1,258.00	1,350.00	(92.00)	93.19%
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%
Professional Fees				
Legal Fees	1,530.00	3,749.99	(2,219.99)	40.8%
Accounting-Bookkeeper	1,980.00	1,980.00	0.00	100.0%
Total Professional Fees	3,510.00	5,729.99	(2,219.99)	61.26%
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	375.03	(375.03)	0.0%
Repairs & Maintenance - Supplies	60.31	0.00	60.31	100.0%
Lawn Maintenance	1,620.00	1,949.99	(329.99)	83.08%
Total Repairs and Maintenance	1,680.31	2,325.02	(644.71)	72.27%
Miscellaneous Expenses				
Office Supplies/Expenses	33.10	0.00	33.10	100.0%
Web Hosting Fees	203.40	0.00	203.40	100.0%
Website Domain	0.00	0.00	0.00	0.0%
Misc. Expenses - Other	0.00	374.99	(374.99)	0.0%
Total Miscellaneous Expenses	236.50	374.99	(138.49)	63.07%
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	29.04	75.01	(45.97)	38.72%
Taxes - Federal Income Taxes	740.00	0.00	740.00	100.0%
Taxes - Property Taxes	0.00	0.00	0.00	0.0%
Total Expense	10,914.54	17,364.46	(6,449.92)	62.86%
Net Ordinary Income	(7,584.46)	(12,279.46)	4,695.00	61.77%
Net Income	(7,584.46)	(12,279.46)	4,695.00	61.77%

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COMMITTEE ACTIVITY REPORT

Date: October 2025

Architectural Committee

Chairperson: Open

No approvals this month.

Monitoring a number of ongoing and possible future projects for various lots – and awaiting formal ACC requests for such.

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.

Landscape Committee

Chairperson: Position Open

A new Landscape Committee Chairperson is needed.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

The Clubhouse was used 3 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.