



MINUTES
SPOA BOARD MEETING
January 19, 2026

Open Forum 6:30 PM

All SPOA Board members were present for the meeting. The ACC Chairperson, and one ACC member were in attendance. Another ACC member arrived later as the Board meeting was ending.

As there were no Open Forum items, the Board Meeting began 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:

There were no Covenant Violations to report this month.

This standing agenda item will, however, remain open.

- 2026 SPOA Dues Collection – The SPOA 2026 Dues Invoices were emailed to all residents at their email addresses of record on December 1st. An earlier decision was made to again use electronic invoices this year to save considerable money on the Dues collection process (postage, printing, and envelopes). The email included attached files of the invoice, and instructions on how to pay Dues via a credit card or PayPal/Venmo through the Saddleridge web site. Dues payments were due by January 1, 2026. Paper invoices were mailed to all property owners for which the SPOA had no email contact info.

Reminder emails were sent right after Christmas; and again in early January. As of this meeting, there were 15 property owners with unpaid Dues. Another reminder email will be sent later this week.

Collection efforts remain ongoing. Late fees will be added January 31, and the SPOA will then initiate the collection and lien-filing process for delinquent payments as outlined in the Texas Property Code.

This item will remain open.

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

The meeting was adjourned at 7:05 PM.

Saddleridge Property Owners Association

Balance Sheet as of December 31, 2025

December 31, 2025

ASSETS

Current Assets

Checking/Savings

Ozona Checking 15,260.33

Ozona Money Market 25,469.40

Broadway Bank CD 94,946.69

PayPal 3,684.96

Total Checking/Savings \$ 139,361.38

Accounts Receivable \$ 3,881.00

Other Receivable \$ 200.00

Undeposited Funds \$ 192.00

Total Current Assets \$ 143,634.38

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 \$ **242,191.95**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Deferred Dues Payments 12.00

Total Current Liabilities \$ 12.00

Total Liabilities \$ 12.00

Equity

Retained Earnings 234,979.83

Net Income 7,200.12

Total Equity \$ 242,179.95

TOTAL LIABILITIES & EQUITY \$ **242,191.95**

Saddleridge Property Owners Association

Profit & Loss by Month

Year-to-date through Decemberr 31, 2025

	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	TOTAL
Ordinary Income/Expense													
Income													
HOA Dues	-	-	-	-	-	-	-	-	-	-	-	19,680.00	\$ 19,680.00
Interest Assessed Fees	-	8.64	22.31	420.11	-	-	-	-	-	-	-	-	\$ 451.06
Resale Cert. Fee	-	50.00	100.00	-	100.00	-	100.00	-	50.00	-	-	50.00	\$ 450.00
Transfer Fees	-	50.00	100.00	-	100.00	-	100.00	-	50.00	-	-	50.00	\$ 450.00
Clubhouse Usage Fee	-	25.00	-	-	-	75.00	-	25.00	-	-	25.00	-	\$ 150.00
Interest Income	7.12	1,887.51	6.84	12.72	12.79	7.37	7.01	6.48	6.18	6.31	6.03	9.64	\$ 1,976.00
Uncategorized Income	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Total Income	\$ 7.12	\$ 2,021.15	\$ 229.15	\$ 432.83	\$ 212.79	\$ 82.37	\$ 207.01	\$ 31.48	\$ 106.18	\$ 6.31	\$ 31.03	\$ 19,789.64	\$ 23,157.06
Expense													
Bank Charges													
Safe Deposit Box	40.00	-	-	-	-	-	-	-	-	-	-	-	\$ 40.00
Merchant Fees/Svc Chg	107.21	10.01	4.36	-	-	-	2.24	-	-	-	14.87	488.96	\$ 627.65
Total Bank Charges	\$ 147.21	\$ 10.01	\$ 4.36	\$ -	\$ -	\$ -	\$ 2.24	\$ -	\$ -	\$ -	\$ 14.87	\$ 488.96	\$ 667.65
Billable Expenses				(2,668.87)	-	-	-	-	-	-	-	-	\$ (2,668.87)
Clubhouse Expenses													
Cleaning Labor	100.00	-	-	-	-	100.00	-	-	-	-	-	-	\$ 200.00
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	-	-	84.34	-	\$ 337.36
Total Clubhouse Expenses	\$ 395.00	\$ 203.42	\$ 3.23	\$ -	\$ 203.42	\$ 100.00	\$ -	\$ 203.42	\$ -	\$ -	\$ 84.34	\$ -	\$ 1,192.83
Electricity	164.00	146.00	195.00	140.00	123.00	122.00	120.00	124.00	124.00	124.00	125.00	120.00	\$ 1,627.00
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	-	-	-	-	-	-	-	-	-	-	-	200.00	\$ 200.00
Postage and Delivery	-	-	19.36	9.68	-	-	-	-	-	10.48	-	-	\$ 39.52
Professional Fees													
Accounting	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	\$ 2,640.00
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	\$ 220.00	\$ 220.00	\$ 220.00	\$ 4,170.00
Repairs & Maintenance													
Repairs & Maint - Labor	-	-	-	-	-	-	-	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	60.31	-	-	-	-	-	-	-	-	-	-	239.28	\$ 299.59
Lawn Maintenance	-	-	-	220.00	350.00	350.00	350.00	350.00	-	-	-	2,420.00	\$ 4,040.00
Total Repairs & Maintenance	\$ 60.31	\$ -	\$ -	\$ 220.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ -	\$ -	\$ -	\$ 2,659.28	\$ 4,339.59
Taxes - Federal Income Taxes	-	-	-	740.00	-	-	-	-	-	-	-	-	\$ 740.00
Taxes - Property Taxes	-	-	-	-	-	-	-	-	-	-	-	354.50	\$ 354.50
Miscellaneous Expenses													
Office Expenses	-	8.55	-	5.00	-	-	-	19.55	-	134.40	-	-	\$ 167.50
Web Hosting Fees	-	-	-	-	-	-	-	-	203.40	-	-	-	\$ 203.40
Website Domain	-	-	-	-	-	-	-	-	-	66.57	-	-	\$ 66.57
Total Miscellaneous Expenses	\$ -	\$ 8.55	\$ -	\$ 5.00	\$ -	\$ -	\$ -	\$ 19.55	\$ 203.40	\$ 200.97	\$ -	\$ -	\$ 437.47
Total Expense	\$ 986.52	\$ 587.98	\$ 441.95	\$ 195.81	\$ 1,008.67	\$ 792.00	\$ 5,437.24	\$ 916.97	\$ 547.40	\$ 555.45	\$ 444.21	\$ 4,042.74	\$ 15,956.94
Net Income	\$ (979.40)	\$ 1,433.17	\$ (212.80)	\$ 237.02	\$ (795.88)	\$ (709.63)	\$ (5,230.23)	\$ (885.49)	\$ (441.22)	\$ (549.14)	\$ (413.18)	\$ 15,746.90	\$ 7,200.12

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

Budget vs Actual

Year-to-date through December 31, 2025

	<u>Jan - Dec 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
HOA Dues	19,680.00	20,064.00	(384.00)	98.09%
Interest Assessed Fees	451.06	50.00	401.06	902.12%
Resale Cert. Fee	450.00	400.00	50.00	112.5%
Transfer Fees	450.00	400.00	50.00	112.5%
Clubhouse Usage Fee	150.00	200.00	(50.00)	75.0%
Interest Income	1,976.00	4,220.00	(2,244.00)	46.83%
Total Income	<u>23,157.06</u>	<u>25,334.00</u>	<u>(2,176.94)</u>	<u>91.41%</u>
Expense				
Billable Expenses	(2,668.87)	0.00	(2,668.87)	100.0%
Bank Charges				
Safe Deposit Box	40.00	40.00	0.00	100.0%
Merchant Fees/Service Charges	627.65	340.00	287.65	184.6%
Total Bank Charges	<u>667.65</u>	<u>380.00</u>	<u>287.65</u>	<u>175.7%</u>
Clubhouse Expenses				
Cleaning Labor	200.00	300.00	(100.00)	66.67%
Clubhouse Insurance	0.00	451.00	(451.00)	0.0%
Pest Control	357.24	476.32	(119.08)	75.0%
Repairs & Maintenance Labor	0.00	800.00	(800.00)	0.0%
Repairs & Maintenance Supplies	3.23	240.00	(236.77)	1.35%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	337.36	340.00	(2.64)	99.22%
Total Clubhouse Expenses	<u>1,192.83</u>	<u>2,882.32</u>	<u>(1,689.49)</u>	<u>41.38%</u>
Electricity	1,627.00	1,800.00	(173.00)	90.39%
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	5,000.00	(3,470.00)	30.6%
Accounting-Bookkeeper	2,640.00	2,640.00	0.00	100.0%
Total Professional Fees	<u>4,170.00</u>	<u>7,640.00</u>	<u>(3,470.00)</u>	<u>54.58%</u>
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	500.00	(500.00)	0.0%
Repairs & Maintenance - Supplies	299.59	0.00	299.59	100.0%
Lawn Maintenance	4,040.00	2,600.00	1,440.00	155.39%
Total Repairs and Maintenance	<u>4,339.59</u>	<u>3,100.00</u>	<u>1,239.59</u>	<u>139.99%</u>
Miscellaneous Expenses				
Office Supplies/Expenses	167.50	150.00	17.50	111.67%
Web Hosting Fees	203.40	150.00	53.40	135.6%
Website Domain	66.57	0.00	66.57	100.0%
Misc. Expenses - Other	0.00	500.00	(500.00)	0.0%
Total Miscellaneous Expenses	<u>437.47</u>	<u>800.00</u>	<u>(362.53)</u>	<u>54.68%</u>
Post Office Box	200.00	193.60	6.40	103.31%
Postage and Delivery	39.52	100.00	(60.48)	39.52%
Taxes - Federal Income Taxes	740.00	0.00	740.00	100.0%
Taxes - Property Taxes	354.50	352.36	2.14	100.61%
Total Expense	<u>15,956.94</u>	<u>22,397.28</u>	<u>(6,440.34)</u>	<u>71.25%</u>
Net Ordinary Income	<u>7,200.12</u>	<u>2,936.72</u>	<u>4,263.40</u>	<u>245.18%</u>
Net Income	<u><u>7,200.12</u></u>	<u><u>2,936.72</u></u>	<u><u>4,263.40</u></u>	<u><u>245.18%</u></u>

These financial statements have not been subjected to an audit or review or compilation engagement, and no assurance is provided on them.



COMMITTEE ACTIVITY REPORT

Date: January 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

Two new ACC members have joined; Gretchen Tooke and Deb Burke.

There were no ACC project approvals this month.

Monitoring a number of ongoing and possible future projects for various lots – and awaiting formal ACC requests and/or further info for each.

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. Ordered a new chain net for the basketball court (old net is rusty and decrepit; and won't stay hooked to the ring). Will also need to order some court tiles soon to replace some damaged tiles.

Landscape Committee

Chairperson: Position Open

No report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Nothing to 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. Monitored links for annual SPOA Dues collection.