



MINUTES
SPOA BOARD MEETING
February 16, 2026

Open Forum 6:30 PM

Three SPOA Board members were present for the meeting; with the VP out sick.

Three property owners were in attendance, with two bringing a small list of items to discuss; mainly:

- (1) The roadside rock pile at 440 Packsaddle Pass: This is both a City of Wimberley Code violation, and a TXDoT Code safety violation. The SPOA has previously filed a complaint with both entities; but no action has yet been taken by those entities to remedy the issue. The property owners agreed to file their own complaint with the City.
- (2) The 25-mph speed limit in Section I: The owners have started a petition to hopefully have Wimberley return the speed limit to 30 mph as it was in the past. It seems odd to have 2 different speed limits in Saddleridge.
- (3) A few more minor informational points were also addressed by the Board members regarding some other owner projects in the neighborhood.

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. Per the regulations in Section 209 of the TX Property Code, Certified collection letters were mailed on Feb. 9 to those owners. As of this meeting, there were 6 property owners remaining with Dues unpaid.

Collection efforts remain ongoing. Late fees will be each month; and the SPOA has initiated the collection and lien-filing process for delinquent payments as outlined in the Texas Property Code.

This item will now be closed until such time as liens can be filed; which will be in mid-May per the delay mandated by the TX Property Code rules.

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

The meeting was adjourned at 7:20 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of January 31, 2026

January 31, 2026

ASSETS

Current Assets

Checking/Savings

Ozona Checking 15,813.20

Ozona Money Market 25,260.10

Broadway Bank CD 94,946.69

PayPal 5,618.88

Total Checking/Savings \$ 141,638.87

Accounts Receivable \$ 1,051.00

Other Receivable \$ 200.00

Total Current Assets \$ 142,889.87

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 \$ 241,447.44

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Deferred Dues Payments 12.00

Total Current Liabilities \$ 12.00

Total Liabilities \$ 12.00

Equity

Retained Earnings 242,179.95

Net Income (744.51)

Total Equity \$ 241,435.44

TOTAL LIABILITIES & EQUITY \$ 241,447.44

Saddleridge Property Owners Association

Profit Loss by Month - Modified Cash Basis

as of January 31, 2026

	Jan 26	TOTAL
Ordinary Income/Expense		
Income		
HOA Dues	96.00	\$ 96.00
Interest Assessed Fees	-	\$ -
Resale Cert. Fee	50.00	\$ 50.00
Transfer Fees	50.00	\$ 50.00
Clubhouse Usage Fee	125.00	\$ 125.00
Interest Income	12.69	\$ 12.69
Uncategorized Income	-	\$ -
Total Income	\$ 333.69	\$ 333.69
Expense		
Bank Charges		
Safe Deposit Box	40.00	\$ 40.00
Merchant Fees/Svc Chg	82.08	\$ 82.08
Total Bank Charges	\$ 122.08	\$ 122.08
Billable Expenses		\$ -
Clubhouse Expenses		
Cleaning Labor	-	\$ -
Pest Control	119.08	\$ 119.08
Repairs & Maint - Labor	-	\$ -
Repairs & Maint - Supplies	-	\$ -
Septic Cleaning and Service	295.00	\$ 295.00
Trash	-	\$ -
Total Clubhouse Expenses	\$ 414.08	\$ 414.08
Electricity	143.00	\$ 143.00
Event Expenses	-	\$ -
Insurance - Liability	-	\$ -
Insurance - D&O	-	\$ -
Post Office Box	-	\$ -
Postage and Delivery	-	\$ -
Professional Fees		
Accounting	220.00	\$ 220.00
Legal	-	\$ -
Total Professional Fees	\$ 220.00	\$ 220.00
Repairs & Maintenance		
Repairs & Maint - Labor	-	\$ -
Repairs & Maint - Supplies	-	\$ -
Lawn Maintenance	-	\$ -
Total Repairs & Maintenance	\$ -	\$ -
Taxes - Federal Income Taxes	-	\$ -
Taxes - Property Taxes	-	\$ -
Miscellaneous Expenses		
Office Expenses	-	\$ -
Web Hosting Fees	179.04	\$ 179.04
Website Domain	-	\$ -
Total Miscellaneous Expenses	\$ 179.04	\$ 179.04
Total Expense	\$ 1,078.20	\$ 1,078.20
Net Income	\$ (744.51)	\$ (744.51)

Saddleridge Property Owners Association
Profit Loss Budget vs Actual - Modified Cash Basis
as of January 31, 2026

	<u>Jan 2026</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
HOA Dues	96.00	0.00	96.00	100.0%
Interest Assessed Fees	0.00	50.00	(50.00)	0.0%
Resale Cert. Fee	50.00	0.00	50.00	100.0%
Transfer Fees	50.00	0.00	50.00	100.0%
Clubhouse Usage Fee	125.00	0.00	125.00	100.0%
Interest Income	12.69	20.00	(7.31)	63.45%
Total Income	<u>333.69</u>	<u>70.00</u>	<u>263.69</u>	<u>476.7%</u>
Expense				
Billable Expenses	0.00	0.00	0.00	0.0%
Bank Charges				
Safe Deposit Box	40.00	40.00	0.00	100.0%
Merchant Fees/Service Charges	82.08	90.00	(7.92)	91.2%
Total Bank Charges	<u>122.08</u>	<u>130.00</u>	<u>(7.92)</u>	<u>93.91%</u>
Clubhouse Expenses				
Cleaning Labor	0.00	25.00	(25.00)	0.0%
Clubhouse Insurance	0.00	37.62	(37.62)	0.0%
Pest Control	119.08	0.00	119.08	100.0%
Repairs & Maintenance Labor	0.00	66.63	(66.63)	0.0%
Repairs & Maintenance Supplies	0.00	20.00	(20.00)	0.0%
Septic Cleaning and Service	295.00	0.00	295.00	100.0%
Trash	0.00	85.00	(85.00)	0.0%
Total Clubhouse Expenses	<u>414.08</u>	<u>234.25</u>	<u>179.83</u>	<u>176.77%</u>
Electricity	143.00	150.00	(7.00)	95.33%
Event Expenses	0.00	0.00	0.00	0.0%
Insurance - D&O	0.00	0.00	0.00	0.0%
Insurance - Liability	0.00	0.00	0.00	0.0%
Professional Fees				
Legal Fees	0.00	416.67	(416.67)	0.0%
Accounting-Bookkeeper	220.00	220.00	0.00	100.0%
Total Professional Fees	<u>220.00</u>	<u>636.67</u>	<u>(416.67)</u>	<u>34.56%</u>
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	41.63	(41.63)	0.0%
Repairs & Maintenance - Supplies	0.00	0.00	0.00	0.0%
Lawn Maintenance	0.00	216.67	(216.67)	0.0%
Total Repairs and Maintenance	<u>0.00</u>	<u>258.30</u>	<u>(258.30)</u>	<u>0.0%</u>
Miscellaneous Expenses				
Office Supplies/Expenses	0.00	0.00	0.00	0.0%
Web Hosting Fees	179.04	0.00	179.04	100.0%
Website Domain	0.00	0.00	0.00	0.0%
Misc. Expenses - Other	0.00	41.67	0.00	0.0%
Total Miscellaneous Expenses	<u>179.04</u>	<u>41.67</u>	<u>137.37</u>	<u>429.66%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	0.00	8.33	(8.33)	0.0%
Taxes - Federal Income Taxes	0.00	0.00	0.00	0.0%
Taxes - Property Taxes	0.00	0.00	0.00	0.0%
Total Expense	<u>1,078.20</u>	<u>1,459.22</u>	<u>(381.02)</u>	<u>73.89%</u>
Net Ordinary Income	<u>(744.51)</u>	<u>(1,389.22)</u>	<u>644.71</u>	<u>53.59%</u>
Net Income	<u>(744.51)</u>	<u>(1,389.22)</u>	<u>644.71</u>	<u>53.59%</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: February 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

Project Approvals:

Garden Fence for 431 Packsaddle Pass.

Workshop for 715 Saddleridge Dr.

Home, Guest House, & Workshop for 100 Canyon Gap.

Workshop for 671 Saddleridge Dr.

Monitoring 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. Prepared the Clubhouse for the recent extreme cold snap.

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. Disabled payment links in place for annual SPOA Dues collection.