



MINUTES
SPOA BOARD MEETING
March 16, 2026

Open Forum 6:30 PM

Three SPOA Board members were present for the meeting; with the Vice President not in attendance.

The SPOA Bookkeeper attended to discuss some odd month-to-month fluctuations in Saddleridge's PEC electric bills.

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

The meeting was adjourned at 7:01 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of February 28, 2026

February 28, 2026

ASSETS

Current Assets

Checking/Savings

Ozona Checking 15,341.19

Ozona Money Market 25,049.69

Broadway Bank CD 94,946.69

PayPal 6,188.24

Total Checking/Savings \$ 141,525.81

Accounts Receivable \$ 571.00

Other Receivable \$ 200.00

Total Current Assets \$ 142,296.81

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 \$ **240,854.38**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Deferred Dues Payments 492.00

Total Current Liabilities \$ 492.00

Total Liabilities \$ 492.00

Equity

Retained Earnings 242,179.95

Net Income (1,817.57)

Total Equity \$ 240,362.38

TOTAL LIABILITIES & EQUITY \$ **240,854.38**

Saddleridge Property Owners Association

Profit Loss by Month - Modified Cash Basis

as of February 28, 2026

	Jan 26	Feb 26	TOTAL
Ordinary Income/Expense			
Income			
HOA Dues	96.00	-	\$ 96.00
Interest Assessed Fees	-	11.92	\$ 11.92
Resale Cert. Fee	50.00	50.00	\$ 100.00
Transfer Fees	50.00	50.00	\$ 100.00
Clubhouse Usage Fee	125.00	-	\$ 125.00
Interest Income	12.69	11.35	\$ 24.04
Uncategorized Income	-	-	\$ -
Total Income	\$ 333.69	\$ 123.27	\$ 456.96
Expense			
Bank Charges			
Safe Deposit Box	40.00	-	\$ 40.00
Merchant Fees/Svc Chg	82.08	18.56	\$ 100.64
Total Bank Charges	\$ 122.08	\$ 18.56	\$ 140.64
Billable Expenses			\$ -
Clubhouse Expenses			
Cleaning Labor	-	-	\$ -
Pest Control	119.08	119.08	\$ 238.16
Repairs & Maint - Labor	-	-	\$ -
Repairs & Maint - Supplies	-	-	\$ -
Septic Cleaning and Service	295.00	-	\$ 295.00
Trash	-	84.34	\$ 84.34
Total Clubhouse Expenses	\$ 414.08	\$ 203.42	\$ 617.50
Electricity	143.00	111.00	\$ 254.00
Event Expenses	-	-	\$ -
Insurance - Liability	-	-	\$ -
Insurance - D&O	-	-	\$ -
Post Office Box	-	-	\$ -
Postage and Delivery	-	62.88	\$ 62.88
Professional Fees			
Accounting	220.00	220.00	\$ 440.00
Legal	-	561.00	\$ 561.00
Total Professional Fees	\$ 220.00	\$ 781.00	\$ 1,001.00
Repairs & Maintenance			
Repairs & Maint - Labor	-	-	\$ -
Repairs & Maint - Supplies	-	19.47	\$ 19.47
Lawn Maintenance	-	-	\$ -
Total Repairs & Maintenance	\$ -	\$ 19.47	\$ 19.47
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	\$ 1,196.33	\$ 2,274.53
Net Income	\$ (744.51)	\$ (1,073.06)	\$ (1,817.57)

Saddleridge Property Owners Association
Profit Loss Budget vs Actual - Modified Cash Basis
as of February 28, 2026

	<u>Jan - Feb 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	11.92	50.00	(38.08)	23.84%
Resale Cert. Fee	100.00	0.00	100.00	100.0%
Transfer Fees	100.00	0.00	100.00	100.0%
Clubhouse Usage Fee	125.00	0.00	125.00	100.0%
Interest Income	24.04	40.00	(15.96)	60.1%
Total Income	<u>456.96</u>	<u>90.00</u>	<u>366.96</u>	<u>507.73%</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	100.64	90.00	10.64	111.82%
Total Bank Charges	<u>140.64</u>	<u>130.00</u>	<u>10.64</u>	<u>108.19%</u>
Clubhouse Expenses				
Cleaning Labor	0.00	50.00	(50.00)	0.0%
Clubhouse Insurance	0.00	75.20	(75.20)	0.0%
Pest Control	238.16	119.08	119.08	200.0%
Repairs & Maintenance Labor	0.00	133.30	(133.30)	0.0%
Repairs & Maintenance Supplies	0.00	40.00	(40.00)	0.0%
Septic Cleaning and Service	295.00	0.00	295.00	100.0%
Trash	84.34	85.00	(0.66)	99.22%
Total Clubhouse Expenses	<u>617.50</u>	<u>502.58</u>	<u>114.92</u>	<u>122.87%</u>
Electricity	254.00	300.00	(46.00)	84.67%
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	561.00	833.34	(272.34)	67.32%
Accounting-Bookkeeper	440.00	440.00	0.00	100.0%
Total Professional Fees	<u>1,001.00</u>	<u>1,273.34</u>	<u>(272.34)</u>	<u>78.61%</u>
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	83.30	(83.30)	0.0%
Repairs & Maintenance - Supplies	19.47	0.00	19.47	100.0%
Lawn Maintenance	0.00	433.34	(433.34)	0.0%
Total Repairs and Maintenance	<u>19.47</u>	<u>516.64</u>	<u>(497.17)</u>	<u>3.77%</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	83.34	0.00	0.0%
Total Miscellaneous Expenses	<u>179.04</u>	<u>83.34</u>	<u>95.70</u>	<u>214.83%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	62.88	16.70	46.18	376.53%
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>2,274.53</u>	<u>2,822.60</u>	<u>(548.07)</u>	<u>80.58%</u>
Net Ordinary Income	<u>(1,817.57)</u>	<u>(2,732.60)</u>	<u>915.03</u>	<u>66.51%</u>
Net Income	<u><u>(1,817.57)</u></u>	<u><u>(2,732.60)</u></u>	<u><u>915.03</u></u>	<u><u>66.51%</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: March 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

Project Approvals:

Outbuilding for 325 Canyon Gap.

Fence for 100 Frontier Trl.

Water tank for 300 Frontier Trl.

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. Replaced decrepit Clubhouse basketball net with new stainless version. Drove the 'hood and picked up trash strewn about from wind-storm-overturnd trash bins, and cans & bottles dumped at our entrances.

Landscape Committee

Chairperson: Position Open

No report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

Two free uses of the Clubhouse last month (by SPOA Volunteers). Two paid uses currently on the schedule.

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.