



MINUTES
SPOA BOARD MEETING
April 20, 2026

Open Forum 6:30 PM

All SPOA Board members were present for the meeting.
As there were no Open Forum items, the Board Meeting began early.

Board Meeting 6:30 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 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:

A Saddleridge Covenants compliance action has been initiated for one Lot regarding violation of Section 3.11 of the Saddleridge Covenants. The first step in the process will be completed on April 22; the mailing of a USPS-Certified letter as mandated by Section 209.006 of the Texas Property Code giving notice of the violation; and allowing the owners to request a hearing before the Board within 30 days of receipt of the letter. This standing agenda item will remain open.
- **New Business:**
 - Filing of Delinquent Annual Dues Assessment Liens on 4 Saddleridge Properties – As of this meeting, there were four properties remaining with unpaid 2026 SPOA Annual Dues Assessments. Dues payments were considered delinquent after January 1, 2026. Per the requirements of Section 209.0094 of the Texas Property Code, numerous collection-related emails were sent; followed by USPS Certified collection letters to each property owner. All Texas Property Code-mandated pre-lien actions have now been completed; with the next step being filing of a lien document with Hays County. Per the lien filing process timing mandated by the Property Code, this will occur on May 11 or later. This item will remain open.

The meeting was adjourned at 7:01 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of March 31, 2026

March 31, 2026

ASSETS

Current Assets

Checking/Savings

Ozona Checking 21,504.01

Ozona Money Market 24,835.30

Broadway Bank CD 97,719.30

PayPal 0.00

Total Checking/Savings \$ 144,058.61

Accounts Receivable \$ 425.00

Other Receivable \$ 200.00

Total Current Assets \$ 144,683.61

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 \$ **243,241.18**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Deferred Dues Payments 492.00

Total Current Liabilities \$ 492.00

Total Liabilities \$ 492.00

Equity

Retained Earnings 243,592.45

Net Income (843.27)

Total Equity \$ 242,749.18

TOTAL LIABILITIES & EQUITY \$ **243,241.18**

Saddleridge Property Owners Association

Profit Loss by Month - Modified Cash Basis

as of March 31, 2026

	Jan 26	Feb 26	Mar 26	TOTAL
Ordinary Income/Expense				
Income				
HOA Dues	96.00	-	-	\$ 96.00
Interest Assessed Fees	-	23.84	-	\$ 23.84
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	1,371.46	8.27	\$ 1,392.42
Uncategorized Income	-	-	-	\$ -
Total Income	\$ 333.69	\$ 1,495.30	\$ 8.27	\$ 1,837.26
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
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	186.00	\$ 440.00
Event Expenses	-	-	-	\$ -
Insurance - Liability	-	-	-	\$ -
Insurance - D&O	-	-	-	\$ -
Post Office Box	-	-	-	\$ -
Postage and Delivery	-	62.88	-	\$ 62.88
Professional Fees				
Accounting	220.00	220.00	220.00	\$ 660.00
Legal	-	561.00	-	\$ 561.00
Total Professional Fees	\$ 220.00	\$ 781.00	\$ 220.00	\$ 1,221.00
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	\$ 406.00	\$ 2,680.53
Net Income	\$ (744.51)	\$ 298.97	\$ (397.73)	\$ (843.27)

Saddleridge Property Owners Association
Profit Loss Budget vs Actual - Modified Cash Basis
January through March, 2026

	<u>Jan - Mar 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	23.84	50.00	(26.16)	47.68%
Resale Cert. Fee	100.00	50.00	50.00	200.0%
Transfer Fees	100.00	50.00	50.00	200.0%
Clubhouse Usage Fee	125.00	25.00	100.00	500.0%
Interest Income	1,392.42	60.00	1,332.42	2,320.7%
Total Income	<u>1,837.26</u>	<u>235.00</u>	<u>1,602.26</u>	<u>781.81%</u>
Expense				
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	75.00	(75.00)	0.0%
Clubhouse Insurance	0.00	112.78	(112.78)	0.0%
Pest Control	238.16	119.08	119.08	200.0%
Repairs & Maintenance Labor	0.00	199.97	(199.97)	0.0%
Repairs & Maintenance Supplies	0.00	60.00	(60.00)	0.0%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	84.34	85.00	(0.66)	99.22%
Total Clubhouse Expenses	<u>617.50</u>	<u>926.83</u>	<u>(309.33)</u>	<u>66.63%</u>
Electricity	440.00	450.00	(10.00)	97.78%
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	1,250.01	(689.01)	44.88%
Accounting-Bookkeeper	660.00	660.00	0.00	100.0%
Total Professional Fees	<u>1,221.00</u>	<u>1,910.01</u>	<u>(689.01)</u>	<u>63.93%</u>
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	124.97	(124.97)	0.0%
Repairs & Maintenance - Supplies	19.47	0.00	19.47	100.0%
Lawn Maintenance	0.00	650.01	(650.01)	0.0%
Total Repairs and Maintenance	<u>19.47</u>	<u>774.98</u>	<u>(755.51)</u>	<u>2.51%</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	125.01	0.00	0.0%
Total Miscellaneous Expenses	<u>179.04</u>	<u>125.01</u>	<u>54.03</u>	<u>143.22%</u>
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	62.88	25.03	37.85	251.22%
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>2,680.53</u>	<u>4,341.86</u>	<u>(1,661.33)</u>	<u>61.74%</u>
Net Ordinary Income	<u>(843.27)</u>	<u>(4,106.86)</u>	<u>3,263.59</u>	<u>20.53%</u>
Net Income	<u>(843.27)</u>	<u>(4,106.86)</u>	<u>3,263.59</u>	<u>20.53%</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: April 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

Project Approvals:

Fence for 880 Saddleridge Dr.

Greenhouse for 632 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. Washed the *Private Park* sign in front of the Clubhouse. Replaced the Clubhouse water filter and kitchen sink strainer. Disassembled the kitchen sink drain plumbing and cleaned same (was completely clogged; had been so for a LONG time). Note that drain still slowly backs up from clogged leach pipes buried outside (the sink drain is not plumbed into the septic system). These ~70-year-old pipes should be dug up and replaced.

Landscape Committee

Chairperson: Position Open

No report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

There were two uses of the Clubhouse last month (one paid rental; one SPOA volunteer use).

Website Committee

Chairperson: Joe Williams 512-750-4274

Updated the Saddleridge website with Board meeting minutes and Board meeting notice. Managed email distribution for Saddleridge.com email addresses.