



MINUTES
SPOA BOARD MEETING
May 18, 2026

All SPOA Board members were present for this monthly Board meeting.

Open Forum 6:30 PM

A large number of property owners were in attendance for the Open Forum part of the meeting.

First up were questions about the poor condition of the roads in Section 1 (roads within the Wimberley city limits). The Board was asked about the SPOA taking over road maintenance. It was explained that even if funds were available for that, the SPOA is not legally allowed to do such per TXDoT, Hays County, and Wimberley regulations banning such actions (those rules are in place due mainly to liability concerns).

Next came questions about the ongoing project to add an emergency access/egress gate at the end of Mission Trl. It was explained that the project is once again with the HaysDoT and Needmore Ranch legal teams; which is where the previous attempt ended some years ago. The project is not yet completely dead; but it is on life support.

Next up came many comments (both pro- and con-) and questions about once again putting a Covenant-change proposal to a vote to allow chickens in Saddleridge. Currently (as part of Section 3.11 of the Covenants), chickens are only allowed as part of "4-H school sponsored programs". That means to have chickens, a child must (1) be enrolled in 4-H, and (2) must be actively involved in a particular chicken-related program and/or project.

History on this subject includes a Covenant-change vote in 2015 (failed), and a Petition attempt in 2024 (failed).

The SPOA Treasurer stated that he is currently working on a Covenant- and Bylaw-modification proposal to (1) get the documents into compliance with the current TX Property Code regulations (new rules are added every legislative session), and (2) make the enforcement process easier to manage. Part of that project could possibly include a proposal to change the chicken rules. Property owners may be asked later to offer opinions and assistance in bounding this project. Of course this would be put to a vote of all property owners (per the TX Property Code requirements).

After that, a lengthy discussion ensued about pros and cons of backyard chickens.

At 7:05, the SPOA President ended the Open Forum part of the meeting; and a short break was taken.

Board Meeting 7:15 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 was initiated last month for one Lot regarding violation of Section 3.11 of the Saddleridge Covenants. The first step in the process was 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. Both this particular compliance item, and this standing agenda item, will remain open.

- 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 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 must occur no earlier than May 11.

On May 14, three lien documents were filed with Hays County. The remaining lien document was not filed. That property has been for sale for some time; and the SPOA recently received a request for a TREC-mandated Resale Certificate; meaning a sale may be in process. Rather than adding any further process to the possible property sale, it was decided to wait on filing this lien. The amount owed on this property is stated in the Resale Cert.; so the SPOA will get paid by the title company if a sale happens. If no sale is completed within a reasonable time, the lien will be filed later.

This item will now be closed.

- **New Business:**

- No New Business.

The meeting was adjourned at 7:55 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of April 30, 2026

April 30, 2026

ASSETS

Current Assets

Checking/Savings

Ozona Checking 19,648.10

Ozona Money Market 24,620.35

Broadway Bank CD 97,719.30

PayPal 0.00

Total Checking/Savings \$ 141,987.75

Accounts Receivable \$ 443.38

Other Receivable \$ 200.00

Total Current Assets \$ 142,631.13

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 \$ 241,188.70

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable 57.42

Deferred Dues Payments 492.00

Total Current Liabilities \$ 549.42

Total Liabilities \$ 549.42

Equity

Retained Earnings 243,592.45

Net Income (2,953.17)

Total Equity \$ 240,639.28

TOTAL LIABILITIES & EQUITY \$ 241,188.70

Saddleridge Property Owners Association

Profit Loss by Month - Modified Cash Basis

through April 30, 2026

| | Jan 26 | Feb 26 | Mar 26 | Apr 26 | TOTAL |
|--|--------------------|--------------------|--------------------|----------------------|----------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| HOA Dues | 96.00 | - | - | - | \$ 96.00 |
| Interest Assessed Fees | - | 23.84 | - | 18.38 | \$ 42.22 |
| 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 | 7.54 | \$ 1,399.96 |
| Uncategorized Income | - | - | - | - | \$ - |
| Total Income | \$ 333.69 | \$ 1,495.30 | \$ 8.27 | \$ 25.92 | \$ 1,863.18 |
| 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 | - | - | - | 46.66 | \$ 46.66 |
| Septic Cleaning and Service | 295.00 | - | - | - | \$ 295.00 |
| Trash | - | 84.34 | - | - | \$ 84.34 |
| Total Clubhouse Expenses | \$ 414.08 | \$ 203.42 | \$ - | \$ 46.66 | \$ 664.16 |
| Electricity | 143.00 | 111.00 | 186.00 | 122.00 | \$ 562.00 |
| Event Expenses | - | - | - | 407.98 | \$ 407.98 |
| Insurance - Liability | - | - | - | - | \$ - |
| Insurance - D&O | - | - | - | - | \$ - |
| Post Office Box | - | - | - | - | \$ - |
| Postage and Delivery | - | 62.88 | - | 17.68 | \$ 80.56 |
| Professional Fees | | | | | |
| Accounting | 220.00 | 220.00 | 220.00 | 220.00 | \$ 880.00 |
| Legal | - | 561.00 | - | 637.50 | \$ 1,198.50 |
| Total Professional Fees | \$ 220.00 | \$ 781.00 | \$ 220.00 | \$ 857.50 | \$ 2,078.50 |
| Repairs & Maintenance | | | | | |
| Repairs & Maint - Labor | - | - | - | - | \$ - |
| Repairs & Maint - Supplies | - | 19.47 | - | - | \$ 19.47 |
| Lawn Maintenance | - | - | - | 220.00 | \$ 220.00 |
| Total Repairs & Maintenance | \$ - | \$ 19.47 | \$ - | \$ 220.00 | \$ 239.47 |
| Taxes - Federal Income Taxes | - | - | - | 464.00 | \$ 464.00 |
| 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 | \$ 2,135.82 | \$ 4,816.35 |
| Net Income | \$ (744.51) | \$ 298.97 | \$ (397.73) | \$ (2,109.90) | \$ (2,953.17) |

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

| | <u>Jan - Apr 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 | 42.22 | 50.00 | (7.78) | 84.44% |
| Resale Cert. Fee | 100.00 | 100.00 | 0.00 | 100.0% |
| Transfer Fees | 100.00 | 100.00 | 0.00 | 100.0% |
| Clubhouse Usage Fee | 125.00 | 50.00 | 75.00 | 250.0% |
| Interest Income | 1,399.96 | 80.00 | 1,319.96 | 1,749.95% |
| Total Income | <u>1,863.18</u> | <u>380.00</u> | <u>1,483.18</u> | <u>490.31%</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 | 100.00 | (100.00) | 0.0% |
| Clubhouse Insurance | 0.00 | 150.36 | (150.36) | 0.0% |
| Pest Control | 238.16 | 119.08 | 119.08 | 200.0% |
| Repairs & Maintenance Labor | 0.00 | 266.64 | (266.64) | 0.0% |
| Repairs & Maintenance Supplies | 46.66 | 80.00 | (33.34) | 58.33% |
| Septic Cleaning and Service | 295.00 | 275.00 | 20.00 | 107.27% |
| Trash | 84.34 | 170.00 | (85.66) | 49.61% |
| Total Clubhouse Expenses | <u>664.16</u> | <u>1,161.08</u> | <u>(496.92)</u> | <u>57.2%</u> |
| Electricity | 562.00 | 600.00 | (38.00) | 93.67% |
| Event Expenses | 407.98 | 0.00 | 407.98 | 100.0% |
| 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 | 1,198.50 | 1,666.68 | (468.18) | 71.91% |
| Accounting-Bookkeeper | 880.00 | 880.00 | 0.00 | 100.0% |
| Total Professional Fees | <u>2,078.50</u> | <u>2,546.68</u> | <u>(468.18)</u> | <u>81.62%</u> |
| Repairs and Maintenance | | | | |
| Repairs & Maintenance - Labor | 0.00 | 166.64 | (166.64) | 0.0% |
| Repairs & Maintenance - Supplies | 19.47 | 0.00 | 19.47 | 100.0% |
| Lawn Maintenance | 220.00 | 866.68 | (646.68) | 25.38% |
| Total Repairs and Maintenance | <u>239.47</u> | <u>1,033.32</u> | <u>(793.85)</u> | <u>23.18%</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 | 166.68 | 0.00 | 0.0% |
| Total Miscellaneous Expenses | <u>179.04</u> | <u>166.68</u> | <u>12.36</u> | <u>107.42%</u> |
| Post Office Box | 0.00 | 0.00 | 0.00 | 0.0% |
| Postage and Delivery | 80.56 | 33.36 | 47.20 | 241.49% |
| Taxes - Federal Income Taxes | 464.00 | 0.00 | 464.00 | 100.0% |
| Taxes - Property Taxes | 0.00 | 0.00 | 0.00 | 0.0% |
| Total Expense | <u>4,816.35</u> | <u>5,671.12</u> | <u>(854.77)</u> | <u>84.93%</u> |
| Net Ordinary Income | <u>(2,953.17)</u> | <u>(5,291.12)</u> | <u>2,337.95</u> | <u>55.81%</u> |
| Net Income | <u><u>(2,953.17)</u></u> | <u><u>(5,291.12)</u></u> | <u><u>2,337.95</u></u> | <u><u>55.81%</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: May 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

Project Approvals:

Pool and Deck for 620 Saddleridge Dr.

Dog Run/Kennel for 632 Saddleridge Dr.

Chicken Coop for 4H Project for 431 Packsaddle Pass.

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.

Landscape Committee

Chairperson: Position Open

No report.

Clubhouse Committee

Chairperson: Linda Rivera 512-757-2205

There were two uses of the Clubhouse last month (both SPOA volunteer uses).

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.