



MINUTES
SPOA BOARD MEETING
July 20, 2026

All SPOA Board members were present for the meeting.

Open Forum 6:30 PM

Eleven property owners & residents were in attendance for the Open Forum part of the meeting.

First; a property owner explained findings regarding available chicken-related 4-H programs and projects in Hays County; stating that there are currently no "laying-hen" projects of any kind in the County. The only projects currently available are short-term "broiler" projects. This info came from Ms. Savannah Bushkuhl, County Extension Agent for Agricultural and Natural Resources (Texas A&M Agrilife Extension Services). Certain other attendees then denied that this information was correct.

Next up were comments about a Covenant-change vote to, if successful, allow poultry in Saddleridge. The Board then advised the attendees to stay for the Board Meeting, as adopting a formal Covenant-change process was on the meeting agenda.

Next; comments arose about various possible Covenant violations noticed by some attendees (big-rig truck parking, for one example). However, the violations mentioned were deemed not to be Covenant violations, as the SPOA Covenants do not address or regulate those particular items. The commenter was asked for details about the violations observed; but did not provide such.

An attendee then mentioned the legal fee accruals stated on past monthly financial reports that were paid to defend lawsuits. The Board stated that there has never been any suit brought against the SPOA.

Next up was a comment about the poor condition of the Clubhouse playscape. The Board stated this was being addressed (requesting bids for replacing the existing playscape with new). Reference the June 15, 2026 SPOA Board Meeting Minutes.

At 7:00 PM the SPOA President ended the Open Forum part of the meeting.

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 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 in April for one Lot regarding violations 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 violations; and allowing the owners to request a hearing before the Board within 30 days of receipt of the letter. The property owners did not reply to that letter. A site visit by Board members to see if the violations still existed was then performed by the Board's President and VP. It was determined that the violations did still exist. A second USPS Certified violation notification letter was then mailed on June 18. The property owners did not reply to that second letter within the 30-day window. The property owners attended this Board meeting to discuss their case (without an official request for hearing as outlined in the TX Property Code); but during the discussion did not offer any substantive information regarding compliance. The Board will now confer with the SPOA legal counsel; and decide whether to pursue judicial enforcement via the Hays County Court.

Both this particular compliance item, and this standing agenda item, will remain open.

- **New Business:**

- Discuss and potentially take action concerning the adoption and implementation of a formal, documented process regarding amendments to the Association's *Declaration of Covenants, Conditions, and Restrictions*:

Due to requests to allow Covenant-change proposals from the SPOA membership to be put to a vote by the membership; the Board has been drafting a formal written process to perform such. After much thought and many edits and revisions, that process document has been finalized. It takes advantage of the electronic voting process now allowed by the TX Property Code; and negates contentious face-to-face confrontations that such proposals may induce.

The Board Treasurer made a motion to adopt the process document, and a Board Member vote was taken at the meeting; with the vote being unanimous to adopt the proposal as written.

After the first use of this new process, the document may be reviewed and revised if any procedural issues should arise during application of the process.

The document will be posted on the SPOA web site as a link on the *Documents* web page.

A big thanks to Treasurer Charles Lundelius for spearheading this project.

This item will now be closed.

The meeting was adjourned at 7:38 PM.

Saddleridge Property Owners Association

Balance Sheet - Modified Cash Basis

as of June 30, 2026

	<u>June 30, 2026</u>
ASSETS	
Current Assets	
Checking/Savings	
Ozona Checking	16,477.69
Ozona Money Market	24,190.50
Broadway Bank CD	97,719.30
PayPal	0.00
Total Checking/Savings	<u>\$ 138,387.49</u>
Accounts Receivable	85.96
Other Receivable	300.00
Total Current Assets	<u>\$ 138,773.45</u>
Fixed Assets	
Saddleridge Property	
Building	63,918.00
Land	7,102.00
Property Improvements	29,037.57
Total Saddleridge Property	<u>\$ 100,057.57</u>
Total Fixed Assets	<u>\$ 100,057.57</u>
TOTAL ASSETS	<u><u>\$ 238,831.02</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Deferred Dues Payments	492.00
Total Current Liabilities	<u>\$ 492.00</u>
Total Liabilities	<u>\$ 492.00</u>
Equity	
Retained Earnings	243,592.45
Net Income	(5,253.43)
Total Equity	<u>\$ 238,339.02</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 238,831.02</u></u>

Saddleridge Property Owners Association

Profit Loss by Month - Modified Cash Basis

January through June, 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	TOTAL
Ordinary Income/Expense							
Income							
HOA Dues	96.00	-	-	-	-		\$ 96.00
Interest Assessed Fees	-	23.84	-	18.38	-	25.08	\$ 67.30
Resale Cert. Fee	50.00	50.00	-	-	50.00		\$ 150.00
Transfer Fees	50.00	50.00	-	-	50.00		\$ 150.00
Clubhouse Usage Fee	125.00	-	-	-	-		\$ 125.00
Interest Income	12.69	1,371.46	8.27	7.54	7.51	7.06	\$ 1,414.53
Uncategorized Income	-	-	-	-	-	38.00	\$ 38.00
Total Income	\$ 333.69	\$ 1,495.30	\$ 8.27	\$ 25.92	\$ 107.51	\$ 70.14	\$ 2,040.83
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	-	-	129.90	48.72	\$ 416.78
Repairs & Maint - Labor	-	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	-	-	-	46.66	-	-	\$ 46.66
Septic Cleaning and Service	295.00	-	-	-	-	-	\$ 295.00
Trash	-	84.34	-	-	87.53	-	\$ 171.87
Total Clubhouse Expenses	\$ 414.08	\$ 203.42	\$ -	\$ 46.66	\$ 217.43	\$ 48.72	\$ 930.31
Electricity	143.00	111.00	186.00	122.00	123.00	126.00	\$ 811.00
Event Expenses	-	-	-	407.98	-	-	\$ 407.98
Insurance - Liability	-	-	-	-	-	-	\$ -
Insurance - D&O	-	-	-	-	-	-	\$ -
Post Office Box	-	-	-	-	-	-	\$ -
Postage and Delivery	-	62.88	-	17.68	31.44	16.56	\$ 128.56
Professional Fees							
Accounting	220.00	220.00	220.00	220.00	220.00	220.00	\$ 1,320.00
Legal	-	561.00	-	637.50	87.00	90.00	\$ 1,375.50
Total Professional Fees	\$ 220.00	\$ 781.00	\$ 220.00	\$ 857.50	\$ 307.00	\$ 310.00	\$ 2,695.50
Repairs & Maintenance							
Repairs & Maint - Labor	-	-	-	-	-	-	\$ -
Repairs & Maint - Supplies	-	19.47	-	-	-	167.76	\$ 187.23
Lawn Maintenance	-	-	-	220.00	350.00	780.00	\$ 1,350.00
Total Repairs & Maintenance	\$ -	\$ 19.47	\$ -	\$ 220.00	\$ 350.00	\$ 947.76	\$ 1,537.23
Taxes - Federal Income Taxes	-	-	-	464.00	-	-	\$ 464.00
Taxes - Property Taxes	-	-	-	-	-	-	\$ -

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

Profit Loss by Month - Modified Cash Basis

January through June, 2026

	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	TOTAL
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	\$ 1,028.87	\$ 1,449.04	\$ 7,294.26
Net Income	\$ (744.51)	\$ 298.97	\$ (397.73)	\$ (2,109.90)	\$ (921.36)	\$ (1,378.90)	\$ (5,253.43)

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

	Jan - June 2026	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA Dues	96.00	0.00	96.00	100.0%
Interest Assessed Fees	67.30	50.00	17.30	134.6%
Resale Cert. Fee	150.00	200.00	(50.00)	75.0%
Transfer Fees	150.00	200.00	(50.00)	75.0%
Clubhouse Usage Fee	125.00	100.00	25.00	125.0%
Interest Income	1,414.53	120.00	1,294.53	1,178.78%
Uncategorized Income	38.00	0.00	38.00	
Total Income	2,040.83	670.00	1,370.83	304.6%
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	140.64	130.00	10.64	108.19%
Clubhouse Expenses				
Cleaning Labor	0.00	150.00	(150.00)	0.0%
Clubhouse Insurance	0.00	225.52	(225.52)	0.0%
Pest Control	416.78	238.16	178.62	175.0%
Repairs & Maintenance Labor	0.00	399.98	(399.98)	0.0%
Repairs & Maintenance Supplies	46.66	120.00	(73.34)	38.88%
Septic Cleaning and Service	295.00	275.00	20.00	107.27%
Trash	171.87	170.00	1.87	101.1%
Total Clubhouse Expenses	930.31	1,578.66	(648.35)	58.93%
Electricity	811.00	900.00	(89.00)	90.11%
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	1,375.50	2,500.02	(1,124.52)	55.02%
Accounting-Bookkeeper	1,320.00	1,320.00	0.00	100.0%
Total Professional Fees	2,695.50	3,820.02	(1,124.52)	70.56%
Repairs and Maintenance				
Repairs & Maintenance - Labor	0.00	249.98	(249.98)	0.0%
Repairs & Maintenance - Supplies	187.23	0.00	187.23	100.0%
Lawn Maintenance	1,350.00	1,300.02	49.98	103.85%
Total Repairs and Maintenance	1,537.23	1,550.00	(12.77)	99.18%
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	249.98	0.00	0.0%
Total Miscellaneous Expenses	179.04	249.98	(70.94)	71.62%
Post Office Box	0.00	0.00	0.00	0.0%
Postage and Delivery	128.56	50.02	78.54	257.02%
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	7,294.26	8,278.68	(984.42)	88.11%
Net Ordinary Income	(5,253.43)	(7,608.68)	2,355.25	69.05%
Net Income	(5,253.43)	(7,608.68)	2,355.25	69.05%

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COMMITTEE ACTIVITY REPORT

Date: July 2026

Architectural Committee

Chairperson: Debbie Egan 541-556-8545

One project was submitted; and is in the review process.

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 the Clubhouse picnic area trash cans. Replaced one porch light bulb. This used the last small CFL bulb in stock; so will need to purchase some small LED bulbs (normal-sized LED bulbs will not fit in the small porch light housings).

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 SPOA volunteer use; and one property owner rental). There is one reservation on the calendar for August.

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.