

**Saddle Ridge Property Owners Association
Board Minutes**

December 5, 2022

Present: Janet Kolarik, Larry Clapp, Joan Jackson, Judy Pearson, Keith Shuster, Betsy Smith (zoom), Sally Whelan.

Janet Kolarik, president, called the meeting to order at 6:08

Minutes: The September 12, 2022, Board meeting minutes were approved. (Betsy Smith)

Financial Review: Sally Whelan reviewed the October - November Budget Variance Analysis. The Firewise grant for \$4,364.77 will be added to the next report. The treasurers' report was approved.

Roads Committee: Larry Clapp reported that

- 42% through the year, road costs are about 43% of the road budget.
- special projects include blowing leaves and improving Gobbler Ridge (new build) and Eagle Pass
- the estimate for road treatment "glue" manufactured by Cypher Environmental is \$20,000/mile. Hence, not an option for Saddle Ridge.
- Keith Kennedy has requested maintenance on Bear Paw, Walnut Flats, and Bluff View.

Equipment Committee: Keith Shuster reviewed the status of the tractor; Sally reported on the status of the insurance claim with Nationwide. After discussion, the Board agreed to the following plan of action:

1. Keith will send estimates to Carryn Cohea at Nationwide this week. Estimate to repair the cab: \$9,686; estimate to repair brakes and steering, approximately \$14,000. (Insurance will not cover brake repair.)
2. A Nationwide insurance adjuster will meet with Gary Brewer of Dixie Creek Farm Equipment about repairing the tractor.
3. The Board will wait for the Nationwide adjuster's report.

Environmental Committee: Joan Jackson reported on the following:

- *Gate.* The gate has been sandblasted and painted—and looks great. The project came in over budget but well under estimates to having it sent out thanks to the hard work of SR volunteers—particularly, Joan and Rocky Jackson, Hugh and Judy Pearson, Robert and Betsy Smith, Sue DuBois, Sally Whelan, Keith Shuster, and Steve Foster.
- *Fall Clean-up November 5.* The 21 Saddle Ridge volunteers focused on the entrance to Saddle Ridge—the beds at the gate and the area around the pond.

- *Trees.* Alane and Alex Wyss cut down 2 river birch at the pond to help open up the area. A large mimosa and a dead tree were removed near pond on clean-up day.
- *Leaves.* Graham Shelley, the mower, offered to remove the leaves from the grassy areas. The Board decided this was not necessary
- *Bridge at Barn.* Rocky Jackson replaced the rotten boards on the bridge. Additional structural work may be needed.

Architectural Committee: Judy Pearson. No new applications have been received. One inquiry just came in about module homes—but they have not purchased property yet.

Property owner Trent McTyre has asked if a modular home meets SRPOA guidelines.

After discussion, The Board voted 6 to 1 to approve the motion: No modular or mobile homes are allowed in Saddle Ridge. (The Board confirmed at the October 21, 2019, meeting that trailers, modular homes, and tiny homes are not allowed.) The motion serves as guidance for the architectural committee.

Janet will respond to McTyre’s inquiry.

Communications Committee: Michael Gass will send out a call for articles for *The Ridge Rambler* in the next few weeks.

Events Committee: Janet for Beth Koella asked if the Ladies Potluck should resume. The Board suggested the committee plan the event. Judy volunteered her house.

Legal Update. Janet reported that after no action by the property owner on Dogwood, Melanie Davis, attorney, sent a letter to property owner about violations of the C&Rs. Judy will confirm that the RV and shed have been removed.

Modular Homes. See Architectural Committee

The Board meeting will be Monday, March 13, 2023.

The meeting adjourned at 7:32 pm.

Submitted by Betsy Smith