

SADDLE RIDGE
PROPERTY OWNERS ASSOCIATION
ANJUAL MEETING
JULY 15, 2017

The Saddle Ridge Property Owners Association (SRPOA) Annual meeting was called to order at 10:15 AM on July 15, 2017, by President Steve Foster at Walland United Methodist Church.

MINUTES:

The minutes for the Saddle Ridge Property Owners Association Annual Meeting from July 16, 2016, were reviewed. Carl Koella moved that the minutes be approved as submitted. Alane Wyss seconded. All approved, and the motion carried.

INTRODUCTION OF BOARD MEMBERS AND ROCOGNITION:

President Steve Foster asked current SRPOA board members to introduce themselves and acknowledged their work on the board. He also recognized outgoing board members Lynn Hopps and Darin Suggs who were both completing six years of service on the SRPOA board.

Steve also commended the numerous "neighborhood" volunteers, thanking the Saddle Ridge property owners who tirelessly give of their time to provide assistance to our Saddle Ridge community. The efforts of our "neighborhood" volunteers (removing fallen trees blocking the roads, picking up trash, repairing the barn, to name but a few of their tasks)) enhance our community and make this a better place in which to live.

PRESIDENT'S MESSAGE:

Steve shared his President's Message with the attendees, advising that AT&T is in the process of installing fiber optic cable in Saddle Ridge, and this should be available to most homes during the fourth quarter of this year.

Steve also updated attendees regarding the ongoing work on the barn project by thanking Jim Tedford and his team of property owners who created a long term plan with recommendations for the barn property.

In an effort to strengthen the Saddle Ridge Property Owners Association's ability to better manage and continually improve our community, Steve reported that the board sought advice from attorney Melanie Davis, an expert in POA/HOA legal matters. On Melanie's advice and with her assistance, the Saddle Ridge Property Owners Association obtained developer rights from the Davis estate. This establishes the Saddle Ridge Property Owners Association's legal standing to collect dues, maintain roads, and otherwise implement the community's covenants and restrictions. All documentation has been appropriately filed in the Blount County Clerk's office confirming this status.

ELECTION OF BOARD MEMBERS:

There are currently three open board member positions for the coming year. Robert (Smitty) Smith is eligible for re-election, and Janet Kolarik and Alane Wyss have been nominated for the positions being vacated by Lynn Hopps and Darin Suggs. President Steve Foster asked for a motion to elect these candidates by acclamation. Jim Tedford moved that Smitty, Janet and Alane be elected by acclamation. Eddie Hopps seconded. All approved, and the motion carried.

TREASURER'S REPORT:

Smitty provided a Financial Report showing the past fiscal year's cash in-flow and cash out-go. He also shared a budget variance analysis along with a revised projected budget for 2017-2018. Smitty announced that the Saddle Ridge Property Owners Association is in a good financial state with a positive cash flow and a sound budget.

COMMITTEE REPORTS:

Communications Committee – Lynn Hopps reported that the SRPOA is maintaining an updated website, a current property owners' directory, and an active Facebook page (which is serving as an effective means of communication with increased membership). Additionally, The Ridge Rambler is now being published quarterly.

Events Committee – Ann Tedford reported that the Events Committee continues to coordinate the SRPOA Annual meeting in July; the Fall Cookout in October and the Annual Ladies Potluck, usually in March. The Events Committee would like to add another outdoor event in the Spring, utilizing the barn property.

Environment Committee – Sue DuBois reported that the Environment Committee continues to coordinate Fall and Spring Clean-Up Days and monitor wildlife activity and interaction. Sue acknowledged Betsy Smith for taking the lead towards making Saddle Ridge a Firewise community and her excellent work with this initiative.

Roads Committee - Darin Suggs reported that there is ongoing work with the roads consisting of cleaning out ditches, adding rock and grading.

Architectural Committee – Darin Suggs reported that there is no new home construction in Saddle Ridge at this time. However, there is one existing home renovation project approved by the Architectural Committee and now in progress.

Since there was no further business, President Steve Foster opened the floor for questions and comments from the attendees. Bob Frink addressed his concerns about the ingress and egress in Saddle Ridge, particularly in the event of a fire. Sue DuBois advised that the SR Firewise initiative was working with the Blount Country Fire Department, the Forestry Department and the National Park Service to determine the best option for ingress and egress in Saddle Ridge and a community wide assessment would be completed that will include this item. Tom Grimes expressed gratitude to the board for tree removal near his property. Perry Burchfield made a claim that he had developer rights for Saddle Ridge. President Steve Foster informed the membership that he had prior knowledge of Perry's claim and had shared this information with attorney, Melanie Davis. She advised Steve that Perry's claim would not hold up in a court of law.

The meeting was adjourned at 11:30 AM.