

Saddle Ridge Property Owners Association

Board Meeting

August 22, 2017

Present: Steve Foster, Hugh Pearson, Ann Tedford, Tom Braun, Sue DuBois, Robert “Smitty” Smith, Alane Wyss, Janet Kolarik, and Ken LaValley

Treasurer’s Report:

Smitty reviewed the financial statement for the period July 1 through August 22, 2017. The POA has a cash balance of \$101,221.56.

In discussing revenues to date, Smitty pointed out that 154 invoices were sent out for Fiscal Year 2018 annual assessments. As of today, 44 members have not paid. 71.4% of all members have paid their FY 2018 assessment. We have collected 75.93% of our budgeted assessments and 77.63% of our budgeted revenues. With regards to expenditures, we have only spent 6.24% of our budget, but this amount will increase significantly in the coming months. Our largest budgeted expense is road maintenance, which is under budget at this time. Road maintenance will definitely go up in the coming months.

Committee Reports:

Architectural Committee: Bob Raines gave contractor names for building his cabin.

Environmental Committee: Sue DuBois reported on the progress that the Firewise Committee is making in the application for Firewise designation. A community wide hazard assessment was held on August 15 by Nathan Waters, Assistant District Forester, and Greg Salansky from the National Park Service. Tom Braun and Sue DuBois participated in the drive through assessment of Saddle Ridge and they looked for choke points and fire hazards along the roads and areas where the NPS could help provide firebreaks near Sky Top. In the afternoon, Waters trained a group of residents to assess the fire risk around their home and to do home assessments for other residents of Saddle Ridge. Sue noted that the Firewise recommendations that go out to property owners before they build need to be updated. Ken LaValley will take a look at the letter and suggest revisions. Betsy Smith has drafted a community wide assessment plan and the Firewise Committee would like the Board to endorse moving forward with the plan. A motion was made to support the effort of Saddle Ridge becoming a Firewise community. Sue DuBois moved to approve this motion and Janet Kolarik seconded. All

approved and motion carried. DuBois also reported that the proposed date for the Fall cleanup is October 21.

Road Committee: Tom Braun reported that we spent \$1,000.00 in July and about \$5,000 in August for rock work, grading, and repairs. Future work is planned for Walnut Flats. We also are obligated by an agreement to repair Ann Sullivan's drive in return for taking shale from the bottom of her driveway for an earlier road project. We will spend \$1,000.00 to finish Hawk Hollow. The question came up about whether the POA maintains driveways. It was noted that homeowners are responsible for maintaining their own driveways and one option if they need help is to contact Lamar about grading work. Working on cleaning out drains. We plan to locate and map where all the culverts are. The committee will ask volunteers to remove leaves and debris from culverts under roads.

Events Committee: Ann Tedford reported that the Fall cookout date will be on a Sunday October 1 at 4:00.

Communications Committee: Janet Kolarik reported that the next issue of the Ridge Rambler will be published in early September.

Old Business:

Mailbox Kiosk: Perry Burchfield offered to sell the POA the property at the gate for \$125,000.00 and requested an answer by Wednesday. The board reviewed the history of the gate property and the Burchfield request for the removal of the kiosk. The board consulted with the USPS and learned that the mailboxes cannot be removed without their approval. The kiosk and mailboxes are an established rural mail delivery route and were constructed in the right of way when the Davises owned the property. The board has declined Burchfield's multiple requests, since purchasing the property in 2016, for removal of the kiosk or lease payment. Sue DuBois made a motion that the board have no response to Burchfield's offer because he is asking for \$125,000.00 for the property. Sue DuBois moved to approve the motion. The motion was seconded by Ann Tedford. Discussion ensued and pending collection of further information, the motion was tabled.

Emergency Preparedness: Sue DuBois reported that Betsy Smith and Margaret Saunders are fine tuning the emergency phone tree process. It will only be used in case of emergency. Every resident, part time or full time, is included in the tree.

Utility Tree Removal: Smitty will continue to talk to Alcoa Electric about removing hazardous trees.

New Business:

Lake Maintenance: Ken LaValley raised concerns about pond vegetation and the possibility that it might take over the pond or clog the drains and cause flooding. He had an article by TVA about invasive pond weeds suggesting the use of herbicides or introducing non-native carp. Sue DuBois suggested contacting a wetland biologist to address these concerns. Sue DuBois said the Environmental Committee had investigated this last year when there was concern about the pond vegetation but will examine again and report back with a risk/benefit analysis.

A motion was made to adjourn by Tom Braun and this was seconded by Alane Wyss. All approved and meeting ended at 9:30 p.m.