

SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
JANUARY 29, 2018

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

At 7:05 Steve Foster called the meeting to order. Ken LaValley made a motion to approve minutes from the previous 2 meetings and Sue DuBois seconded, all approved.

TREASURER’S REPORT:

Smitty reported that revenues are still being collected from our Saddle Ridge property owners. Dues have been paid by 87% of our property owners. There are 26 property owners who have not paid their FY 2018 assessments. 16 owe for the current year only; 10 are delinquent. Reminder letters were sent to 23 members on January 8. Of the remaining 3 members, 2 are making progress payments; the third owner’s lot was sold at a tax auction and collection is on hold at this time.

Next, the major expenditures for the year were:

- The bad weather in January will cause road expenditures to increase dramatically. As will be noted later, a lot of road work is being done.
- The insurance policy was over budget by \$118.
- All other expenditures are running close to expectations for this point in the year.

Smitty made a motion to send the quarterly operating statement and budget variance analysis to property owners, Tom Braun seconded, and all approved.

Smitty next discussed getting the association a no fee credit card to pay for recurring expenditures that require a credit card, including gate software maintenance and website maintenance. The card could also be used for other purchases. After a brief discussion, Smitty made a motion to apply for the card, and Tom Braun seconded. All were in favor, and the motion carried.

Every March the Blount County Clerk & Master conducts tax auction on property for which taxes are in arrears for 3 years. One of the properties that is delinquent was sold

last year as mentioned above and others have been sold this way in the past. Smitty plans to monitor this auction for possible SRPOA action in the future.

COMMITTEE REPORTS:

Architectural Committee- Ken LaValley reported that we have the possibility of 3 new home constructions. Mark and Kathy Russell are building a 1,913 square foot home built by Sparks Construction. The Russells were sent a reminder letter about our road impact fee. The Russells mentioned building an outdoor kennel. Ken will look into that from an architectural standpoint. They have access to the links on the website about building restrictions. Ken La Valley will send Mr. Russell an email about the outdoor kennel that it has to be approved by the architectural committee. Included in the letter will be our policy that motorcycles have to be trailored into Saddle Ridge for safety reasons.

Environmental Committee- Sue DuBois reported that the next community Firewise /Clean up day will be in March or April.

Events Committee- Ann Tedford reported that Lynn Hopps will host the ladies potluck in early March. She will have a date within the next week.

Communications Committee- Janet Kolarik reported that the *Winter Ridge Rambler* deadline is February 15th. It will go out to property owners on March 1st.

Roads Committee- Tom Braun reported that we had a December invoice for road work done in December for \$4650. A big percentage of that invoice was for work done on Eagles pass. Lamar graded the roads and added drains. Eagles Pass towards the Saunders end still needs work. We will get the road to the Saunders in good shape first.

Lamar is grading over the deep ditches along the sides of roads which were a hazard if cars ran into them so now the roads look wider. In three days, 20 loads of rock have been delivered and distributed. Lamar is using larger rock on the muddy roads first and then he will put crush and run on top. The bill for January will be high because of the impact of freeze and thaw on our roads. Lamar is doing a great job. We have 17 more spots to grade or just add rock. Lamar will work on the roads until they are complete probably in March.

OLD BUSINESS:

Smitty reported that the City of Alcoa Electric Department (CAED) is developing a line maintenance program throughout its service area. Part of this program will include cutting trees that are within a certain distance of the powerlines. The width of the cutting will depend on the type of powerlines and will be either 10 feet or 15 feet either side of the line. Also, cutting will be from ground to sky rather than limited to a certain number

of feet as has been done in the past. The CAED projects that cutting in Saddle Ridge will be in March or April. More information on this process will be in the next *Ridge Rambler*.

NEW BUSINESS:

Firewise Grant Application Approval

Sue DuBois noted that the Firewise grant proposal written by Betsy Smith for 20K to replace our wooden street signs with metal and purchase some small equipment, was approved by the SRPOA board via email and has been submitted.

She also reported that she and Greg Slansky, Fire Manager for the National Park Service, walked the boundary between the parkway and Saddle Ridge in December to look at firebreak maintenance. Greg will be providing more detail on how we can work together on maintaining the firebreaks.

Paving Survey

The paving survey results are in. Of those property owners that responded, 88% are not in favor of paving and 12% are in favor. The overriding reason that people gave was cost. This board will not revisit this issue again. Additional information will be published in the *Ridge Rambler*.

Records Retention Policy

We reviewed the records retention policy. At the end of the fiscal year, all records need to be stored by committee and indexed on the google drive. Ann Tedford made a motion that was seconded by Ken La Valley. All were in favor.

Fiber Optic Internet Service

Smitty reported that he has been looking at our internet service. Of the 72 homes in Saddle Ridge, 54 are occupied full time. We had a response from 52 Property Owners to the email sent out about interest in fiber optic internet service through AT&T. Thirty three of our property owners are getting the service, and twelve are not getting service because it is not available in their location. Ken LaValley reports that Alan Hill from AT&T stated that they are not pulling fiber optic line to the back part of SR. He said it was not cost effective for AT&T because they would have to bury the fiber optic line. The Board, through Ken, will continue to work with AT&T to get the internet for homeowners that live in areas that were excluded from the installation process.

Our next Board meeting will be April 10th at Janet Kolarik's house.

Ken LaValley made a motion to adjourn and Smitty seconded it. All were in favor, and the meeting adjourned at 8:53.