

SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
FEBRUARY 4, 2019

Present: Ken LaValley, Janet Kolarik, Sue DuBois, Steve Foster, Robert Smith (Smitty), Tom Braun, Alane Wyss and Judy Pearson.

At 7:30 pm Steve Foster called the meeting to order. There were no changes or additions to the minutes. A motion was made by Sue DuBois to approve the minutes of the October 10, 2018, Board meeting and seconded by Smitty; and the motion carried.

TREASURER'S REPORT:

Smitty distributed copies of his financial reports covering July 1 – December 31 2018. It includes the Operating Statement and Budget Variance Analysis. Highlights of each are as follows:

Operating Statement.

This statement shows our financial transactions for the 1st Quarter in total, for each month of the 2nd Quarter, and the 2nd Quarter total and the year-to-date (YTD) total. Smitty pointed out that \$5,250.00 in current assessments were collected during the 2nd Quarter. In addition, \$7,330.00 was collected from members in arrears, and other inflows (road impact fees and deposits) totaled \$1,233.00. The expenditures for the quarter were fairly normal and none were highlighted.

Budget Variance Analysis (BVA).

The BVA reports has four columns: the original budget (approved at the annual meeting), the YTD total (which comes from the Operating Statement), the variance column which reports the difference in the budgeted and actual amounts, and the percentage received or spent as a percentage of the original budget.

Smitty reported that we are currently a little under budget in the collection of annual assessments, but he is confident that we should meet our goal by the end of the year.

Smitty pointed out that significant amounts of annual assessments owed in prior years have been collected this year (In Arrears). This can be attributed to our having liens on properties that have been sold during the year, and title companies checking on amounts owed before the closing date. The Other Inflows consist mainly of road impact fees and deposits. The amounts reported here are not budgeted, so no variances or percentages are reported.

In examining the Operating Outflows, Smitty highlighted the following items because their percentage differs significantly from 50% of budget (the report presents information for the first half of the year):

1. Telephone – our bill from AT&T increased by more than 30% this year with no explanation from the company.

2. Gate Operations – Hugh Pearson had to do quite a few repairs this year, and we had lowered our budget for this year because we had been consistently over-budget in previous years. An increase in the budget for next year may be appropriate.
3. Special Events – substantially over budget which Connie Evans will explain later with her report
4. Miscellaneous – a little over budget as most expenses in this area occur early in the fiscal year.
5. Insurance and Property Taxes, when paid, should be at or near 100% as these amounts are paid in a single sum for the year.

Having completed his presentation and there being no further questions, Smitty made a motion to publish it to our membership. Ken LaValley seconded. The motion was approved.

COMMITTEE REPORTS:

Architectural Committee – Ken LaValley

Nothing to report. Smitty added 2 lots above the Kolariks have sold. He also reported that Mark Stevenson has bought the cabin formerly owned by John King (who had sold it to Kenny Needham last year). All three properties are on Chilhowee Loop.

Communication Committee – Sue DuBois

Winter edition of the Ridge Rambler will go out by early March. Anything that's to be included needs to be sent to Sue by the end of February. Tom Braun noted on the web site that it reads the Board meetings are held every other month which is incorrect. It will be changed to once a quarter.

Environment Committee - Alane Wyss

The Spring Clean Up is set April 27, 2019 starting at 9:00 am. Connie Evans informed the Board that the Akers want to again provide the Buddy's Bar-B-Que buffet for lunch after the clean up.

The wild boar that comes and stays with Murphy at the barn is back and a Board member has received 2 or 3 complaints from property owners – “get rid of the hog one way or another” – has been expressed. After much discussion, since the hog comes and goes, it was decided to place warning signs at the barn and the kiosk for new property owners unfamiliar with them. Alane was also asked to include a note that the black bears are coming out of hibernation now.

Event Committee – Connie Evans

The fall cookout was successful with 40 folks in attendance. The cost - \$57.73 – covered hot dogs, buns and drinks. When the Christmas decorating took place it was discovered much of the light wiring was destroyed by rodents. Hugh Pearson did his best to repair the damaged items. The committee then decided to dispose of the remaining damaged items and purchase new lights. It cost \$276.18 for new LED lights and storage containers.

The ladies pot luck supper is February 26, 2019 at 6:30 pm. Lynn Hopps is hosting.

Road Committee – Tom Braun

The roads are generally in good shape. Much work was done in November 2018 at Eagle Pass after construction trucks did major damage. Almost all of \$6,000 went to stabilizing the switchback using larger rock. Our road crew put out loads of rock in January putting gravel on Waters End, Oakwood, and Chilhowee Loop (which is not quite done).

Old Business

1. Barn area projects proposals – Steve Foster went over the barn area project proposals. The trash barn building is called a “mouse proof building”. A location that still sells this building has been found. Steve presented estimates for a new 10’ by 16’ and a 10’ by 18’ insulated steel building. Our old one is 10’ by 12’ and is too small. Along with those were 2 estimates for concrete slab foundations. One was for the existing trash barn area and the other is for a new concrete slab for a storage area next to the barn.. The new trash barn would stay where the existing one is. After much discussion that included sizes, costs, types of, and locations for the buildings, it was decided to table this until the next Board meeting and give people time to digest all of the information ready to make a decision.
2. Security Cameras – We are now looking at 2 kinds of cameras. One is bear proof with a battery pack to track trespassers costing around \$500 for 2 cameras to be placed in the woods. The camera for the gate area needs to be different as it needs a power source. Keith Kennedy sells security equipment and gave a rough cost of \$300 to \$400 for a camera at the gate. After much discussion covering security cameras, locations, how many, what kinds of monitoring, costs and how serious is our security problem, we again discussed our original goal. Robert Smith made a motion that we allocate not more than \$1000 for the purchase of 2 trail cameras including transmission equipment if possible to track trespassers and poachers. Ken LaValley seconded. The motion was approved. Alane informed the Board Alex Wyss, her husband would take care of and monitor the trail cameras. If we find a gate camera is needed Hugh Pearson has volunteered to help with that camera as it will need a power source.
3. Firewise – Steve Foster reported that we have about \$12,000 left to spend from our Grant money. We can spend up to \$5,000 on a piece of equipment but the cost cannot exceed that amount (i.e, we cannot purchase equipment costing \$6000 and pay the excess \$1000). We are looking at a new mower for road sides as our old mower no longer works. Replacement parts are getting hard to find. Our Firewise committee chair Betsy Smith will modify our status for the grant monies to see if that \$5,000 can be used for a new mower. It will include the parts to modify our tractor to fit the new mower.

New Business

1. Sue DuBois and Judy Pearson reported that Blackberry Mountain presented a new request to amend the zoning map from “R-1” (Rural District 1) to “C” (commercial) for land tracts totaling about 22.5 acres along Old Walland highway and East Millers Cove Road, Walland. After listening to input from local home owners and Maryville business people plus the Chamber of Commerce, the request was put to a vote. With one abstaining, the request was approved to pass onto the Blount County Commission. They also reported that Walland Investment Company Inc. presented a conceptual plan for 56 lots off of East Millers

Cove Road. Doug Hancock with the Blount Commission and Derrick Jones with Sterling Engineering presented ideas for that area. No action was taken as it is just a preliminary plan.

2. Sue DuBois expressed concern about hearing repeated gunfire on several occasions in the past few months in the neighborhood. If it continues, the Board may want to get the message out that target practice is not a safe practice here and is not allowed in Saddle Ridge.
3. Reimbursement policy for volunteers – volunteers aren't reimbursed for their time. Requests for reimbursement may be presented for equipment up to a cost of \$100.00 (receipts must be provided) for tools (such as chain saw blades) if the following criteria are met and the President acting for the Board approves the expenditure:
 1. The equipment is used for a project that benefits the community – not just the property owner.
 2. The volunteer has worked on 8-10 community based projects (for example, clearing trees from a road or participating in Fall/Spring cleanup days). That is the property owner has made significant contributions of time in improving Saddle Ridge.
 3. The reimbursement is a onetime reimbursement and will be awarded only if funds are available.

Janet Kolarik made a motion to accept this policy with a second from Judy Pearson. Motion was approved.

Next meeting is to be held on April 15, 2019 at 7:00 pm.

With no further business, Robert (Smitty) Smith moved to adjourn the meeting with a second from Ken LaValley. The motion was approved.