SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
APRIL 15, 2019

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

At 7:20 pm Steve Foster called the meeting to order.   Smitty then made a motion that the minutes be approved, with a second from Janet Kolarik the motion carried.

TREASURER'S REPORT:

Operating Statement.

The first page of the report shows the financial transactions for the 1st and 2nd Quarters in total, the months of January, February, and March, the 3rd Quarter total, and in the year-to-date (YTD) total. Smitty pointed out that $4,000 in current assessments were collected in the 3rd Quarter. In addition $650.00 was collected from members in arrears. One special note under Road Work and Maintenance in the section - Bush Hogging and Blowing - $472 was spent in the 2nd Quarter and $488 in January of the 3rd Quarter. But the YTD by end of the 3rd Quarter shows a minus (-) $960 because of the reimbursement that came from the Firewise Grant. Note that the total for the year reports $0, since the expenditures for the year were fully reimbursed.

Budget Variance Analysis (BVA).

The budget for Current SRPOA Assessments collections was $67,500. With collections of $68,000 so far this year, we are over budget by $500. The goal for Operating Outflows should be about 75% which we are at since we're three-fourths of the way through the year. In total, we have met that objective. Special Projects shows about $2,700 over due to rain and flood damage to the culverts on Waters End. Other items shown over have been covered at the February 4, 2019 minutes. We planned to have a balanced budget, and it looks as if we will have a surplus, thanks largely to collections made from members who were in arrears on their payments. With no further questions, Smitty made a motion to publish the Treasure's Report to the membership. Alane Wyss seconded. The motion was approved.

COMMITTEE REPORTS:

Architectural Committee – Ken LaValley

Jewells will be enclosing their carport to make it easier for Lesly to get in and out. With minimal construction traffic a rate was set for them to pay to cover roads

Communication Committee – Sue DuBois

June 1, 2019 is due date for Ridge Rambler's articles. Announcements will include the annual meeting date and time and particulars.

Environment Committee - Alane Wyss

Spring Clean Up is on April 27, 2019 at 9:00 am. We will be doing the usual – East Miller Cove Road and front gate beds; trimming around lake, removal of tulip poplar tree and treatment for fire ants. There may be some tree cutting in the common areas. New signs will be posted on the garbage shed.

Alane also provided an update on our Firewise Grants, using information provided by that committee. We have done a good job of using our grant money. In addition for the aforementioned reimbursement for bush-hogging, we have used these grants to purchase a wood-chipper (which attaches to the tractor), new road signs, various tools that all property owners can use, and a ditch bank mower (to replace the outdated bush-hog mower). The grant is also funding major work being done on Chilhowee Loop.

Other areas that need to be considered in the Firewise area include:
- Improving gate access for emergency personnel.
- Installing additional reflective signs (like the ones at the curve by the lake on Chilhowee Loop).
- Doing more home inspections.

Event Committee – Connie Evans

Women's pot luck supper was held at Lynn Hopps with 3 new home owners joining us. Great time for all! Committee will provide water and snacks for Spring Clean Up. Church is reserved for setup on Friday and for Saturday 's Annual meeting, July 20, 2019 at 9:00am. Brunch will be served starting at 8:30am.

Road Committee – Tom Braun

Waters End, Chilhowee Loop, Walnut Flats (from near the intersection with Bear Paw to the intersection that leads to the wetlands area), Popular Bluff, and Oakwood have been graded and/or graveled from January thru April.

Tom thanked Hugh Pearson, Smitty, and Steve Foster for pictures and closing of Waters End due to flood damage.

Upcoming projects will include – special grading done on 2006 Chilhowee Loop to help with washing. Repair work is still being done about 200 yards before Elks Point on Chilhowee Loop. Two culverts need to be replaced one each on Walnut Flats and Waters End with a deeper level of gravel to prevent crushing. Two new culverts are needed – one across from Chilhowee Loop right the turn into the barn area and one near the Park Spur road. Our road contractor is working on estimates for all of the repairs. Also Walnut Flats 3-1 is just Walnut Flats. It has also had some washout that needs to be repaired.

Old Business

1. The new trash barn will be 12 x 16 increasing the room for trash and allowing recycling containers and card board storage to be manageable.   Board members will meet Wednesday March 17, 2019 at 2:00 pm to choose locations for new trash building and the old one which will become a storage unit for Saddle Ridge's new equipment.

2. New chipper works great. New mower needs special attachments; Dale Richardson is working on it. Board will try to locate a buyer for old mower or sell it for scrap iron.
3. Security cameras – 2 cameras have been purchased for agreed price. Alex Wyss will be installing and monitoring them.

New Business

1. UPS delivery will not be done in Saddle Ridge as their trucks do not have "4 wheel drive" and some folks have pet food delivered which will draw bears. New padlock with rotating dial using the 4 digits we already use will be added to the UPS/FedEx box.
2. We are going to establish a committee to oversee all the new equipment. The committee will train users, maintain a check in/check out sheet and keep up with maintenance and repairs when needed.
3. Alcoa is trimming and spraying to help prevent power outages

Next Board meeting is to be held June 10, 2019 at 7:00 pm at the Pearson's.

With no further business Ken LaValley moved to adjourn the meeting, second by Smitty. Motion carried.