

SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
October 21, 2019

Present: Janet Kolarik, Sue DuBois, Robert Smith (Smitty), Alane Wyss, Beth Koella, Connie Evans, Mary Glarner and Judy Pearson.

At 7:16 pm Janet Kolarik called the meeting to order. Secretary Judy Pearson presented the minutes. She asked Board members to read a detailed versus a condensed version of Alane Wyss's report of the May 28, 2019 attempted shooting of the wild hog, under the Environment Committee. The Board deferred the choice to the Environmental Committee chairman Alane Wyss, who preferred the detailed version. She made a motion to accept the minutes with the detailed version. Sue DuBois gave a second. The minutes were approved.

TREASURER'S REPORT:

Smitty passed out copies of the first quarter report including the Operating Statement and Budget Variance Analyses for the period July 1 to September 30, 2019. The Operating Statement reports the inflows and outflows for this period.

Operating Statement.

There were no amounts that required special attention on this report, and the members had very few questions.

Budget Variance Analysis (BVA).

In addition to the standard budgetary information of the budget for the year, the YTD amounts received and spent (from the Operating Statement), and the variance (which compares the budget to the actual), we now present a percent of budget for each amount. Each percentage can be compared to the goals shown for each classification at the bottom of the statement. A more complete analysis will be provided in the financial report which will be sent to all members at a later date.

With no questions Smitty moved we distribute the quarterly statement to SRPOA membership. Mary Glarner seconded. The motion carried.

Before ending his presentation, Smitty requested the Board think about redoing the Operating Outflow section of both statements for next year. He wants to report outflows by committee so that each committee chair is responsible for their section of the report. Smitty will provide more information on the form of reporting later in the year.

COMMITTEE REPORTS:

Architectural Committee – Beth Koella

We have no new requests. There was a short discussion about size restrictions for a home built in S.R. Someone ask about the new tiny homes. We went over the restrictions concurring that trailers, modular homes and tiny homes are not approved.

Communication Committee – Mary Glarner

Announcements for the cleanup on Oct 26 will be posted at the kiosk and in emails on Oct 27.

The Ridge Rambler will be out about the first week of December.

Mary stated that Sue DuBois and Roxanne Clapp have been a great help getting her started with her job.

Environment Committee - Alane Wyss

Wildlife cameras have been up to catch ginseng poachers but there are no pictures of anyone yet. The leaves are gone now so ginseng can't be found. It is possible that poachers are now coming in via the Foothills Parkway. The cameras may have to be moved up there.

Our Fall cleanup is Saturday October 26, 2019 starting at 9:00 am. Smitty and Sue will have a table at the gate loaded with all our equipment and sign in sheets. Flower beds in the gate area will be worked on, the chipping crew will be available and road crews ready for mowing. An attack on the nonnative invasive Mimosas will start. Large ones will be cut and a systemic herbicide will be applied. Only the plants with no seeds will be piled for chipping while the rest will be left to die. East Millers Cove road will be cleaned where needed as the Akers have been going after trashed areas regularly.

Betsy reported we received our grant totaling \$3,300. A division of the funds is as follows:

- \$2,400 - Vegetation removal
- \$500 - Education –new fire threat sign for SR
- \$400 - Come a long

Event Committee – Connie Evans

The fall picnic was held. Our cost was \$48.05. We had a lite turnout as many were out of town.

Water and snacks will be provided for folks for the fall cleanup day on Oct 26, 2019.

Betty Hudgens has offered to host the women's winter potluck dinner. Smitty said to let the men know when the date is as the men will have a get together at Steve Fosters.

Road Committee – Sue DuBois

Sue will be inspecting the roads once a month; more when conditions warrant. We are under budget on road work due to a delay caused by the recent drought..

Below are two projects to be completed this winter:

- Replacement of tile under Walnut Flats next to the Lazenbys.
- Replacement of tile under Water's End at the dam

Money has already been budgeted for these two.

Sue will be sending to the Board other projects coming up. Roads need mowed, leaves need cleared, culverts cleaned out, removal of logs and reflectors added at the Chilhowee choke point. Roads will be graded and additional gravel added where needed in preparation for winter. Sue is keeping a spreadsheet of calls, problems and responses to them. Jim Clinansmith has agreed to do equipment maintenance. Dave, Frank, Sue are learning to use the leaf blower, mower and the grader to help keep roads in shape.

Equipment Committee

We need to put an equipment committee together and find a chairperson. The chairperson will become a member of our Board. We have had volunteers come forward to help with this group. They include Rob Carroll, Keith Kennedy, Steve Foster, and Jim Clinansmith. The Board has decided to ask one of these volunteers to be the chairperson.

Old Business

The Board received a letter from Teresa Schehr about problems at the trash barn. There's moisture build up on the floor under the trash bags, broken down boxes not staying stacked, air ventilation especially during summer. After some discussion Judy Pearson moved that we have Steve Foster and Tom Braun build a raised table to hold the trash bags and a storage rack for the cardboard boxes. We would also ask for vents of some sort to ease the odors as they occur.

Smitty received a notice from our trash collector that no trash should be placed in recycling bins. It was decided that Alane Wyss would make new signs identifying what goes where in the trash barn.

Lawsuit Status – Janet Kolarik stated that we are waiting on the summary judgement to review. As soon as Janet receives the summary she will meet with the legal committee which consist of Robert Smith (Smitty), Steve Foster, Sue DuBois, Ann Tedford and Janet Kolarik to approve it.

Liability issues hiring neighbors for road work – Janet is holding off on talking to our attorney about this until we're done with the Lawsuit issue.

New Business

Following a review of our bylaws, President Janet Kolarik thinks we need a Vice President on the Board. Janet made a motion that Sue DuBois be named Vice President. Connie Evans seconded the motion. The motion was approved.

Next Board meeting is Jan 1st 2020, at Judy Pearson's home.

Alane Wyss moved to adjourn the meeting, seconded by Mary Glarner. The motion carried.