

**Saddle Ridge Property Owners Association  
Board Meeting Minutes**

March 15, 2023

**Present:** Janet Kolarik, Larry Clapp, Michael Gass, Joan Jackson, Beth Koella, Judy Pearson, Keith Shuster, Betsy Smith.

**Minutes.** The minutes for the February 22, 2023, SRPOA Board meeting were unanimously approved.

**Financial Review.** The financial review was incorporated into the Road Committee report.

**Road Committee.** Larry Clapp

- Larry Clapp presented the *Road Impact Fees for New Construction and Remodeling/Additions* report (attached). The committee recommends the road impact fee for new home construction be increased to \$5,000 and \$1,500 for remodeling/additions projects. No portion of either fee will be refundable. The committee also suggested the “plus extra” fee be \$5,000.

Discussion followed with concern expressed about the significant raise in fees for new home builders. The extra fee was essentially described as a fee for extended home builds (builds that take longer than one year and builds doing excessive damage to the roads). It was suggested that the extra fee be prorated based on the number of months past one building year. The starting point is not when the plans are approved, but when the actual construction starts.

Board members discussed possibly basing the fee on the square foot of the house and the distance from the gate, but the committee recommended keeping the fee structure as simple as possible. Suggestions also included stressing to new home builders the importance of reading the *Before You Build* letter posted on the website. Judy asked that the letter stress the importance of having the property surveyed before building. The letter will be updated and posted on the SRPOA website within the next 2 weeks.

As part of the discussion, Larry reported that the February invoice for \$26,000 breaks out as follows (the estimates were made by adding up daily line-items with where the rock went that day):

- Gobbler Ridge / Waters End – new construction: \$2,762
- Elks Point trimming, maintenance, and clean-up: \$4,370
- Eagle Pass – grading and rock on a road that has not been maintained: \$10,341
- Regular maintenance (i.e., everything else that wasn't noted above): \$7,352

The committee observed that the proposed road impact fees may actually be low given the construction time and the increased traffic on the roads. Discussion continued.

*Motion:* The road impact fees for new construction will be \$5,000 for one year starting after the plans have been approved and before construction starts. After the first year of building, an additional \$5,000 will be pro-rated monthly until construction is complete.

7 Board member voted to approve the motion

1 Board member voted against the motion

Owners can appeal the additional fee. The process is described in the *Before You Build* letter posted on the website.

*Motion:* The road impact fees for remodeling/additions will be \$1,500.

8 Board members voted to approve the motion

A major remodeling project is defined “as any building addition or renovation requiring heavy trucks or equipment (such as delivery trucks, concrete mixers, or land-moving equipment).” (*Before You Build* letter)

- Driveways. The Board discussed driveways that are cut in to undeveloped property as part of site preparation for new construction—but before plans are approved. Heavy equipment is used for the site preparation. Examples are the Carroll lot on Chilhowee, the Burchfield lot on Ridge Court, and the Peak lot on Grouse Top.

One suggestion is to charge the owner \$1,500 at the start of the site preparation. That fee will then be applied to the \$5,000 road impact fee once construction begins.

Discussion will continue; more research is needed.

- Lamar has been instructed to stop all work until given specific instructions on road maintenance. No new projects will be started.
- Property owner Tracy Palmer has requested widening a portion of Elks Point. Larry will respond.
- Keith Shuster will research selling fallen trees as a possible source of revenue.
- The culvert on Saddle Ridge Road (just down from the waterfall, after the curve) is eroding. Janet will call the Blount County Highway Department.

#### **Events Committee.** Beth Koella

- 14 residents, including 3 new residents, attended the Ladies Potluck.
- The annual meeting will be Saturday, July 15. The Board agreed to continue to hold the meeting outside at the barn.

#### **Equipment Committee.** Keith Shuster

- Tractor parts are at Gary Brewer’s. Brewer plans to start work next week and estimates a 3-week repair. Dale Richardson and Steve Foster will then re-build the cab. The tractor should be ready to use by June 1.

- Rob Carroll has requested that the chipper be brought to his property for use; however, the tractor is needed to run the chipper. This goes against the policy to not allow use of the tractor on private property.
- The proposal to lend Shagbark the chipper, a Firewise community, was withdrawn.

**Environment Committee:** Joan Jackson

- Spring Clean-Up will be Saturday, April 15.
- Alex Wyss has suggested that the grassy areas behind the barn be bushhogged.

The following is an excerpt from Alex's justification:

. . . to maintain it as a grassy field for the birds, bees and wildflowers. It's not been mowed or grazed in a couple of years and is transitioning from a field to trees and shrubs. At some point the saplings will be too big to mow. We want to keep it grassy because it provides a habitat that's unique to Saddle Ridge. The fall wildflowers and pollinators . . . iron weed, Joe Pye weed and hummingbirds put on quite a show.

Lamar estimates \$250 to bushhog the fenced area behind the barn and \$750 to bushhog a designated area beyond that. While the Board expressed support for the proposal, funds are not available.

Michael Gass is going to recruit volunteers to cut down the saplings. He is also going to look at removing the mimosa trees along Chilhowee Loop above the barn.

**Communication Committee:** Michael Gass thanked Roxanne Clapp for helping to get *The Ridge Rambler* published. He is looking for help publishing future newsletters through MailChimp.

**Architectural Review Committee:** Judy Pearson.

- Update on approvals: Perry Burchfield has not submitted plans. Sue DuBois received approval to build a garage.

**Old/New Business**

- *Motion:* The Board unanimously approved the *Agreement Related to Use of Tractor belonging to Saddle Ridge Property Owners Association, Inc.* All volunteers must sign this agreement after training on the tractor and before using the tractor.
- Power Lines Across the Pond: A resident had asked the Firewise chair, Beth Rushing, to look into moving the power lines that run across the pond. The pond is a designated dip site for water if there

is a fire in the area—and it was used within the past 2 years. Mike Lindsey from Alcoa Electric reported that to put the lines underground along the edge of the road and to remove the existing line would cost \$51,513. The community cannot afford to do this.

- Waters End unfinished house. John Urban, a neighbor with adjoining property, has asked the Board to address the problem of the unfinished house. The current owner was sent a letter in Fall 2022. Beth Koella volunteered to call the owner before the Board takes further action.
- *Motion:* The Board unanimously approved the motion to purchase umbrella insurance to cover the barn, gate, and kiosk on Saddle Ridge property. The cost is estimated to be about \$400. Treasurer, Sally Whelan, will make the purchase after July 1.
- Property owned by Saddle Ridge. Betsy Smith suggested that the SRPOA start the process of getting parcel #062 019.00 (11.7 acres) at the end of Walters End under the SRPOA Covenants and Restrictions. The property must be surveyed and an application presented to the Blount County Commission for approval to bring the property into Saddle Ridge. The Board will decide after July 1 if the property should be surveyed. Currently, some debris from clearing roads is dumped on the property.
- Board Members 2023-24. One new Board member is needed and 2 are up for re-election (Joan Jackson and Sally Whelan). Janet Kolarik has served 2 terms. Also, the Board needs to designate a member of the c Board to be the President.
- Old Package Box. Michael Gass offered to donate \$100 to the SRPOA for the old package box now located behind the trash barn. The Board unanimously approved the purchase.

The meeting adjourned at 8:45 pm. The next meeting is 6 pm Wednesday, May 24, at Janet Kolarik's house.