

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

May 24, 2023

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

Minutes: The minutes for the March 15, 2023, SRPOA Board meeting were unanimously approved.

Financial Review: Sally Whelan

- Presented a draft of invoices for the 2023-24 assessments. The invoices will identify the parcel(s) owned and include the SRPOA web address with a note pointing to the C&Rs and *Before You Build and Remodel* documents.
- Reviewed the 2018 “modification of annual assessment” letters that required review in June 2023. After discussion, the Board suggested a review in 2 years—2025.

Motion: The Board unanimously approved a review of the letters in 2 years.

- Discussed an email from Rob Carroll commenting on the *Before You Build or Renovate* document (italics indicate the Boards response):
 - Add a note on how to obtain a street number. *Will research and add to the document.*
 - Include information on an ambulance service fee. *Will ask Rob Carroll to provide this information.*
 - Add a specific list of what can and cannot be built. *This information is in the C&Rs in consultation with the Architectural Review Committee.*
 - Make the Road Impact Fee refundable. *The Board discussed this and determined that there is damage to the roads with any build or renovation. No refunds have been issued in the last several years.*
 - Clarify that the document applies only if the property purchase is after July 1, 2023. *All new builds and renovations will be assessed the fee regardless of when the property was purchased. The road damage and costs occur at the time of the build, not at the time of purchase.*

Communications Committee: Michael Gass

- Continues to monitor and forward emails to the appropriate Board member. Monitors Facebook and removes posts that are not from SR property owners.
- Asked for articles for the *Ridge Rambler* that will be published within the next 2 weeks.

Environment Committee: Joan Jackson

- More than 23 families participated in the Spring Clean-Up. Flower beds were weeded, drainage ditches cleared, over 9 bags of trash from East Millers Cove Road and Saddle Ridge Road were picked up, invasive species were removed in barn and pond areas, and lots of debris was chipped.
- Alex Wyss asked that a 10' strip along the creek where wildflowers pollinate not be mowed. Joan will look at the area.
- The Lazenbys expressed concern about visibility at the corner of Grouse Top and Walnut Flats. A SR team will trim.
- Janet called the Blount County Highway Department and asked that the culvert on Saddle Ridge Road be looked at. The County has been out to check the culvert, but has not let Janet know their plans. She will follow-up.
- The Barn needs painting. No action was proposed at this time.

Equipment Committee: Keith Shuster

- Tractor and repair parts are at Gary Brewer's shop. He has not started on the repair. Keith will continue to go by.

Architectural Review Committee: Judy Pearson.

- The Frys on Chilhowee have begun building. They would like Larry to stop by and discuss the roads.
- The Cripes sent in a \$1,500 road fee, but they do not have plans approved and they have not been invoiced. Sally will refund the fee and invoice them after the plans are approved.
- No plans have been received on the Brewer/McDonald property recently purchased on Chilhowee Loop.
- An email will be sent and a printed copy of the email will be sent via registered mail to the Burchfields to confirm approval for building a cabin on Waters End.
- The committee needs another member; one member is leaving Saddle Ridge.

Road Committee: Larry Clapp

- The Hollifields plan to put their driveway off of Park Spur. Lamar estimates approximately \$3,600 for 250' of gravel to improve Park Spur to the driveway. Larry will check with the Hollifields about when they plan to start the driveway. No plans have been submitted to the Architectural Review Committee.
- Road maintenance ceased in early March. The Board gave the OK to start maintenance on the roads in June as long as no more than \$4,000-5,000 is spent.
- The Board discussed the condition of Hawk Hollow.

Events Committee: Beth Koella

- Reviewed plans for the annual meeting, Saturday, July 15, at the barn (tent, tables, sound system).
- Board will meet at 6:30 the night before to set up and review the meeting agenda.

Old Business

- *Umbrella insurance.* Sally is working with the Nationwide Insurance to get a firm quote and clarification on what will be covered.
- *Waters End unfinished house.* Beth will follow up with the owner.
- *Road fee increases* – see Financial Review.

New Business

- *Hoque's request.* Janet will let the Hoque's know that Blount County code does not allow a gate to be installed on a private community road.
- *Combining lots.* Keith researched combining lots and found that cannot be done (Blount County code).
- *Annual Meeting preparation* – see Events report.
- *Office and Committee Chair Assignments 2023-24.* Members discussed the responsibilities of the officers and who might serve in each office. The descriptions need to be updated.

The meeting adjourned at 9:05 pm.