

**Saddle Ridge Property Owners Association**  
**Annual Meeting at the Barn**  
**Saturday, July 15, 2023, 9:00 AM**

Call to Order and Welcome

Introduction of New Residents

Approval of 2022 Annual Meeting Minutes Betsy Smith

President's Message Janet Kolarik

Financial Report

Committee Reports	Architectural	Judy Pearson
	Communications	Michael Gass
	Environmental	Betsy Smith
	Events	Beth Koella
	Equipment	Keith Shuster
	Roads	Larry Clapp

Firewise Report Beth Rushing

Introduction of Board Member Candidates Dave Glarner  
Cynthia Kennedy  
Shannon Lydic  
Sally Whelan

Voting for three candidates and counting of votes

Questions from SRPOA members (limited to three minutes each)

Announce new Board Members

Adjourn Meeting

Next Annual Meeting – Saturday, July 20, 2024

**Saddle Ridge Property Owners Association (SRPOA)**

**Annual Meeting Minutes**

The Barn

Saturday, July 16, 2022, 9 am

**Call to Order.** Janet Kolarik, President, called the meeting to order at 9:12 am. Board members present were Janet Kolarik, Mary Glarner, Sally Whelan, Betsy Smith, Joan Jackson, Judy Pearson, Larry Clapp, and Beth Koella.

**Opening Remarks and Welcome.** Janet welcomed community members. (48 property owners representing 29 households signed the directory.)

She thanked Dale Richardson for mowing the barn area.

**Introduction of New Residents.**

Rob and Lovisa Scott (Lovisa was not present)	Oakwood Road
John and Cynthia Bates	Fox Trail
Tamri Cutlip	Overlook View Road

**Approval of 2021 Annual Meeting Minutes.** Joan Jackson, Secretary

The minutes for the Annual Meeting held July 17, 2021, were reviewed. A motion to approve the minutes was made and seconded. The minutes were approved by community members.

**President's Message.** Janet thanked Board members for their hard work during the past year. She specifically mentioned the two members leaving the Board:

- Keith Kennedy for managing the equipment.
- Mary Glarner, who was responsible for SRPOA Communications, including *The Ridge Rambler*, Facebook and the SRPOA website, all email received, and much more.

Janet thanked community members for understanding the need to raise the assessment after 15 years without an increase.

In anticipation of an upcoming expense, Janet asked Hugh Pearson to report on repairs the Saddle Ridge gate may need. He estimates \$1,000 will be needed to increase the memory and replace the sensors; however, it may be necessary to replace the gate opener and code box, a \$8,000-10,000 expense. The gate is at least 24 years-old. He needs to do more troubleshooting before he can determine the extent of the repair.

**Financial Report.** Sally Whelan, Treasurer

Sally reviewed the attached report and the proposed budget for FY 2023. Len Hudgens called attention to the property auction and the impact the assessments collected had on income.

Sally pointed out that the increased collection of assessments provided additional funding so there was no need to increase the annual assessment for 15 years.

A motion was made and seconded to approve the Proposed Budget for FY 2023. The motion was approved.

### **Committee Reports**

#### *Architectural – Judy Pearson*

Judy acknowledged the valuable assistance of committee members Tim Evans and Bob Spista. The committee reviewed plans submitted by property owners. The committee sent 4 letters of approval and had approximately 20 inquiries in the last year. She responded to each inquiry and referred the person to the SRPOA website and the Covenants & Restrictions. In addition, she offered to meet with potential home builders to show them the type of homes in Saddle Ridge.

#### *Communications – Mary Glarner*

Mary encouraged community members to make sure they are on the Saddle Ridge email list and to join the SRPOA Facebook closed group. She thanked Roxanne Clapp for helping with the *Ridge Rambler*, Sue DuBois for patiently answering computer questions, and Janet for her leadership.

#### *Environmental – Betsy Smith*

Betsy thanked community members who responded to Facebook posts calling for help on projects—particularly the 2 Spring clean-up days and building the package box at the kiosk. Environment came in under budget for 2021-2022. Future projects include painting the gate, fall clean-up, trimming the river birch, moving the flagpole, and making the Grouse Top/Waters End intersection safer.

#### *Events – Beth Koella*

The SRPOA Annual Meeting, fall cookout, and ladies' potluck are annual events. The annual meeting and fall cookout were very successful gatherings for community members. The potluck dinner has not been held for the past 2 years because of Covid.

#### *Equipment – Joan Jackson*

Joan reported that the tractor needs work on the power steering, brakes, and transmission. The estimate is \$14,000. The Board will review the cost at the September meeting and decide whether to repair, keep, or sell the tractor.

#### *Roads – Larry Clapp*

Every 3-6 weeks he drives every road with Roxanne. He texts Lamar Stumpf about grading, putting down more rock, and special projects. Lamar's average invoice is \$4,200, with fuel the largest expense. Grading costs have gone from \$90 to \$105/hour and the gravel truck plus labor has gone from \$70 to \$85. His fees averaged a 20% increase. The FY 2023 budget of \$60,000 reflects this increase.

The majority of the 2022 budget was spent on road maintenance with special projects including improvements to Park Spur and removal of a large tree across Elks Point. No special projects have been identified for 2022-23 although he will be looking at some of the sharp turns and possible ways to help the grading last longer. He encouraged everyone to follow the 20 mph speed limit to help limit washboarding.

**Firewise Report.** Betsy Smith and Beth Rushing

Betsy thanked committee members Karen Richardson, Barbara Clinansmith, and Robert Smith for their efforts throughout the year before turning the program over to Beth.

Beth noted that the fire this Spring on Fox Trail renewed our awareness of fire preparedness. She urged homeowners to have a home assessment done. It alerts to owners to issues around the outside of the house. Printed and online materials are available. She will be applying for a grant in August so let her know if there are any tools or equipment needed.

With Firewise funds, a go-bag was filled with flashlights, first aid kit, emergency radio, and other useful items to have in case of fire. Barbara Clinansmith won the drawing for the go-bag.

**Walland Elementary School.** Judy Pearson

Judy briefly described her 17 years of volunteering at Walland Elementary School. She noted that Saddle Ridge community members have donated almost \$60,000 in the last 15 years for equipment, school supplies, and more that go directly to the students to support their learning.

If community members wish to donate this year, write a check to Judy or to Walland Elementary School and she will make sure the funds go directly to meeting student needs. A sample list of supplies is available.

**Introduction of Board Candidates – Michael Gass and Keith Shuster**

Each candidate gave a brief bio of their experience and move to Saddle Ridge.

Michael Gass is an IT/data management consultant and Beth Rushing is the chair of a non-profit. They live on Chilhowee Loop just past Bear Paw. They are East Tennessee natives with family in the area.

Keith Shuster is a retired CPA. He and Lisa grew up Western PA but spent 30 years in New Jersey. They bought their home on Overlook View as a vacation destination—but it has become their retirement home. They have moved family to Townsend.

**Election of Board Members by Acclamation**

Beth Koella agreed to serve a second 3-year term on the Board.

Michael Gass, Keith Shuster, and Beth Koella were approved unanimously by community members in attendance as the new SRPOA Board members.

## **Questions and Answers from SRPOA Members.**

Paulette Smith asked about mowing the roadsides, particularly at the corners and curves where sections of the roads are dangerous.

Larry Clapp has already asked Lamar Stumpf to get a crew in to mow. Let him know if there particularly the roads that need mowing because he doesn't always see the problem.

Bellrobin Sardella asked who will be taking over the leadership of each committee.

Janet responded that after the annual meeting the Board meets briefly to make committee assignments. The new committee chairs will be emailed to the community and updated on the website

Len Hudgens described 2 accidents he has had in Saddle Ridge and 1 on Saddle Ridge Road. He suggested that the banking of curves needs to be improved, for example on Waters End near Ridge Court, and a mirror would help on Saddle Ridge Road.

He suggested that the Board does not respond to his inquiries, for example about the status of the tractor or hiring other contractors to do road work. He would like to see the Board more open to comments.

Larry responded that road curves will be looked at and the Board is looking into mirrors for several spots. The SRPOA cannot put a mirror on Saddle Ridge Road because it is County property. Lamar's rates are in-line with other contractors. While he is busy, he responds promptly to the needs of Saddle Ridge.

Janet noted community members are encouraged to email her and other Board member with questions and suggestions. Notice of Board meeting are sent by email and posted on the bulletin board at the kiosk.

The 2023 Annual Meeting will be Saturday, July 15, 2023.

The meeting adjourned at 10:13 am.

Submitted by Betsy Smith

**Saddle Ridge Property Owners Association**  
**Budget Variance Analysis**  
**For the Period July 1, 2022 to June 30, 2023**

	<u>F/Y 2023</u> <u>Budget</u>	<u>Actual</u> <u>12 Months</u>	<u>Variance</u> <u>Over (Under)</u>	<u>Proposed</u> <u>Budget FY2024</u>
<b>Operating Inflows</b>				
SRPOA Assessments				
Current	\$85,200	\$86,769	\$1,569	\$ 88,000
In Arrears	-	839	839	-
In Advance	-	1,200	1,200	-
Other - Road Fees	-	6,750	6,750	-
Other - Insurance	-	10,130	10,130	-
Firewise Award	4,548	4,548	-	-
Total Operating Inflows	<u>\$89,748</u>	<u>\$110,236</u>	<u>\$20,488</u>	<u>\$ 88,000</u>
<b>Operating Outflows</b>				
<b>Road Committee</b>				
Road Maintenance	51,500	78,723	27,223	47,480
Gate Operations	1,000	2,776	1,776	1,000
Special Projects	7,500	9,328	1,828	10,000
<b>Environment Committee</b>				
Garbage Operations	10,000	9,185	(815)	10,000
Lawn Mowing	2,000	2,200	200	2,000
Special Projects	2,000	212	(1,788)	500
<b>Equipment Committee</b>				
Equipment: Fuel and Maintenance	10,000	7,389	(2,611)	8,000
Purchases	3,500	-	(3,500)	0
<b>Events Committee</b>				
Annual Meeting	300	200	(100)	300
Other Group Activities	300	106	(194)	100
<b>Firewise Expenditures</b>	4,548	4,548	-	0
<b>Other Non-Committee Outflows</b>				
Legal	5,000	815	(4,185)	3,500
Telephone	1,400	1,704	304	1,320
Electricity	1,000	1,070	70	1,000
Accounting and Reporting	500	137	(363)	250
Miscellaneous	500	278	(222)	500
Insurance	1,650	1,664	14	1,650
Property Taxes	450	397	(53)	400
Total Operating Outflows	<u>103,148</u>	<u>120,732</u>	<u>17,584</u>	<u>88,000</u>
<b>Net Surplus (Deficit)</b>	<u>(\$13,400)</u>	<u>(\$10,497)</u>	<u>\$2,904</u>	<u>\$0</u>
<b>Certificates of Deposit Interest Income</b>				
Net Change in Cash Holdings		<u>17</u>		
		<u>(\$10,480)</u>		
		<u>7/1/22</u>	<u>06/30/23</u>	
Cash		\$36,612	\$28,637	
Certificates of Deposit		\$32,585	\$30,080	
Total Cash Holdings		<u>\$69,197</u>	<u>\$58,717</u>	