

**Saddle Ridge Property Owners Association
Board Minutes**

September 12, 2022

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

Alex Wyss cancelled his presentation on mimosa trees (see Environmental Committee report).

Janet Kolarik, president, called the meeting to order at 6:22

Minutes: The June 16, 2022, Board meeting minutes were approved; the July 16, 2022, Annual Meeting minutes were approved. (Betsy Smith)

Financial Review: Sally Whelan reviewed the July and August Cash Flow Statements, noting a correction to the July statement. The budgeted income for fiscal year 2022-23 is \$85,200; the total assessments invoiced is \$91,000. The statements were approved.

Roads Committee: Larry Clapp reported that we are about 16% through the year and about 16% through the road budget.

The Board discussed two possible solutions to help with maintenance of the roads. One possibility is a road treatment manufactured by Cypher Environmental. It acts like a glue to reduce the need for gravel and serve as a dust blocker. It works best with clay-based, flat roads. Concern was expressed about increased speed on a “harder” road.

A second possibility Larry suggested is paving small sections of road where there are trouble spots—for example, the intersection of Grouse Top and Walnut Flats. More research and discussion are needed.

Lamar will be working on Gobbler Ridge to prepare the road for construction of a new house.

Larry asked about renaming the section of road now identified as Walnut Flats but that branches off of Walnut Flats.

Events Committee: Beth Koella proposed Saturday, October 1 or 8, for the Fall Cookout and asked if the SRPOA should provide chicken dinners or go back to hot dogs with potluck side dishes. The committee will decide and get the notice out.

Environmental Committee: Joan Jackson reported on the following:

- *Mimosa Trees.* Alex Wyss met with Joan and Rocky Jackson, Sue DuBois, and Betsy Smith about the invasive mimosa tree. He focused on the mimosa on the left bank just past the dam going up Waters End on Larry Elder's property. At the same time, the mimosas on the right side of the road would be treated—after checking with the Brendles. Getting to the tree high up the bank will require hiring a crew and equipment to remove the mimosa. Alex would then treat the stumps with a poison. Alex is going to get an estimate of costs; Larry indicated he would cover a portion of the costs.
- *Mowing.* The new mower, Graham Shelley, is dependable and doing a good job.
- *Fall Clean-up Date.* Tentatively scheduled for Saturday, November 5.
- *Painting the Entrance Gate.* Joan will coordinate with volunteers to identify a work weekend and coordinate getting the sandblasting equipment and paint supplies.
- *Growth around the pond and the river birch.* Volunteers will work on the pond area and entrance flower beds on clean-up day.
- *Clean drain/culvert at the gate.* Rocky will work on the drain on clean-up day.

Communications Committee: Michael Gass asked that articles for *The Ridge Rambler* be submitted by Friday, September 23.

Architectural Committee: Judy Pearson. No new applications have been received since the June meeting. One inquiry just came in—but they have not purchased property yet.

Two unresolved issues:

- Kirsten Tappen has not responded to inquiries about the use of the outbuilding on her property. The building meets guidelines. The Board decided to take no further action.
- The Burchfields have not provided the Architectural Committee with plans for house at the gate. The wall needs approval from the Committee. Communication with the Burchfields will need to come from the president, Janet, in a letter (not email) per their request.

Equipment Committee: Keith Shuster, his father, and Steve Foster met with Gary Brewer of Dixie Creek Farm Equipment about repairing the tractor (see attached report).

The Board discussed at length options for the tractor, including: not repairing and selling; repairing and using; repairing and selling. (The blower, flail mower, box grader, and chipper can only be run attached to a tractor.) Larry Clapp estimates that approximately \$10,000 has been spent over the last 2 years for mowing and vegetation removal when the tractor was not working.

The Board expressed concerns about training volunteers and problems with limited experience driving a tractor on SR roads.

Sally will check with the SRPOA insurance company about a possible claim. The tractor is not listed as a separate item on the policy.

Keith is going to review the value of the tractor, including selling as is, and research auctioning the tractor—and attachments.

Modular Homes: Trent McTyre has asked if a modular home meets SRPOA guidelines. The issue is getting the unit through the gate. The SRPOA will not disassemble the gate. Janet will respond to McTyre’s inquiry.

Gate Safety: Teresa Muhlfeld is concerned that non-owners and unauthorized work crews are coming through the gate. She would like a sign at the gate. The Board decided to post guidelines on Facebook and in *The Ridge Rambler*. Janet will respond to Muhlfeld.

Street signs: Brenda Muzyngo suggested putting up road signs at the entrance pointing in the direction of each SR road. The Board feels this is unnecessary with GPS and owners providing directions for invited guests and work crews. Janet will respond.

Recycling glass/light at postal kiosk: Shannon Lydic asked that we have glass recycling in SR. The recycling service the SRPOA uses does not accept glass and it is not feasible for the community to do it. The SRPOA encourages owners to take glass to the Blount County Recycling Facility in Alcoa. Janet will respond.

Hugh Pearson will replace the light on a motion sensor at the kiosk. Estimated cost of \$100 was approved by the Board.

Report from Legal Team and Discussion:

Janet Kolarik, Sue DuBois, and Steve Foster met with Melanie Davis, a lawyer with the Kizer & Black firm in Maryville, to discuss several issues:

Dunlap/Mussio. The Board reviewed the dispute between the Dunlaps and Mussio. Davis advised the SRPOA to stay out of the dispute between neighbors over property lines and harvesting trees.

Enforcing the Covenants & Restrictions (C&Rs). Davis outlined the process for the SRPOA Board to enforce developer’s rights now that the Board is clearly designated as the developer. The Board, as developer, interprets and enforces the C&Rs.

Rentals. The Board cannot terminate rental agreements. The C&Rs do not prevent long-term rentals; short-term rentals are prohibited.

Changing the C&Rs. Only with 100% agreement among all SRPOA owners can a change be made to the C&Rs. The by-laws may be changed.

Keith Shuster suggested mailing a copy of the C&Rs with the annual assessment as a way to remind owners of the procedures and restrictions governing the community.

Roads. SR roads cannot be blocked, for example, with a gate. The roads are private and must be accessible by all residents.

Because the roads are private, the SRPOA is the only entity with speed limit enforcement.

Waters End Property. The property owned by SR needs to be surveyed before it can be included in the Saddle Ridge plat. The survey is sent to the Blount County Planning Commission with a plat amendment request.

Signs. Owner Larry Elder noted that political signs are allowed—it's a state law.

Gate. The Board authorized Hugh Pearson to purchase 2 loop sensors for the gate for a total cost of \$250. He believes the actuator, a \$3,000 expense, will probably last a couple of more years. More memory (\$700) may be need at some point.

The meeting adjourned at 9:37 pm.

Submitted by Betsy Smith

September 11, 2022

TRACTOR UPDATE AND REPAIR PROPOSAL

On September 5, 2022 I met with Gary Brewer, Dixie Creek Farm Equipment repair, at his shop to discuss the repairs needed to get the tractor up and running again. My father and Steve Foster accompanied me on the visit with Gary. My father was raised on a farm and is a mechanical engineer and has significant knowledge of tractors and has used many different tractors and done work on them. Steve had reached out to me to see if he could join us when I went to meet with Gary, and I agreed since he had the most knowledge of what happened to the tractor when it was damaged.

The estimate to get the mechanical items that need to be fixed to make it operational are as follows:

2 new Brake pistons

6 new Brake Discs

2 new Brake actuators

1 new brake lever

Brake repairs total:		\$ 6,860
1 new Steering motor	\$1,460	
1 new pump for steering	\$1,240	
Total parts for the steering repairs:		<u>2,700</u>
Total parts:		9,660
Labor for the above repairs:		<u>4,500</u>
Total estimated repair costs:		<u>\$14,060</u>

Gary has advised his estimate is conservative and is not anticipating the repairs to exceed the above amount. It's possible the total could be less depending on whether all parts listed are needed, however, he won't know if all parts will be needed until he has the tractor disassembled for repair.

The above repairs do not include repairing the cab and replacing the glass. Per my discussion with Steve, he has the parts to repair the glass and he and Dale Richardson would be able to make those repairs. When I asked Steve if this would cost Saddle Ridge any additional money, he indicated that it would not.

Gary indicated that the repairs would take about a month on his end assuming that he can get the parts in a timely manner which we all know in these times may be a challenge.

The amount of time Gary will have to put into making his repairs is significant. To get to everything, he basically needs to disassemble the tractor and put it back together. When I discussed this with my

father, he felt that the labor estimate was very fair and that he would not do it for \$4,500 if he was equipped and able to do it.

I inquired as to whether the repairs were negotiable and I also offered my time to assist Gary with the repairs if I could be of any help to him that could reduce our cost of the repairs. He indicated that the repairs were not negotiable and that due to liability and insurance issues I would not be able to assist him on the repairs.

I also discussed with Gary the value of the tractor as it stands right now in the current condition. He estimated that as it stands right now would be \$4,000 to \$5,000.

I then asked him what it would be worth if the tractor was repaired. He estimated that it may be worth \$30,000 to \$35,000.

Based on his estimates my recommendation is that it would make sense to make the repairs to the tractor and for the board to make a decision at our meeting on Monday to move forward.

Value Analysis:

Estimated value without repairs	\$ 5,000
Proposed repairs from above	<u>\$14,060</u>
Subtotal:	\$19,060
Estimate repair Value	<u>\$30,000</u>
Net Increase in value with repairs	\$10,940
Proceeds if sold without repairs	<u>\$ 5,000</u>
Additional proceeds if sold after repairs	<u>\$ 5,940</u>

Based on the above analysis, I don't feel that we would get hurt financially by making the repairs vs. selling the tractor as it stands right now.

I also asked Gary if he had any interest in the tractor if we were to sell it. He may have some interest in buying it before the repairs are done but not after the repairs.