

Saddle Ridge Property Owners Association
Board Meeting
March 15, 2022

Present: Janet Kolarik, Sally Whelan, Judy Pearson, Mary Glarner, Betsy Smith, Keith Kennedy, Beth Koella, Larry Clapp, and Joan Jackson.

Janet Kolarik, president, called the meeting to order at 6:14 PM.

Minutes from the September 14, 2021, October 12, 2021, and December 14, 2021, meetings were approved.

Financial Review - Sally Whelan provided the cash flow/ budget report for the months of January and February 2022. The reports were approved by Board.

Architectural Review Committee - Judy Pearson informed POA board members about three approvals for house plans submissions: the Doktycz, Muzyngo, and Clark families. She will respond to an inquiry from the Terrells. She has had 6 inquiries about home size, firepits, rentals, paved roads, barndominiums, and closeness to health facilities.

Bob Spista and Tim Evans have agreed to be a part of the Architectural Committee decision-making team.

Judy asked the Board members about a white pine on Quail Hollow and the edge of the Pearson's property that is dying and could be a potential threat to anyone driving on the road. Wesley with Wilson Tree Service quoted \$800 to drop the tree in the woods or \$3,500 to drop it and haul it off. The Pearsons are asking Saddle Ridge to split the cost. The Board decided that more research needs to be done about other trees within Saddle Ridge that might need to be taken down that could pose a threat to the roads.

Judy shared her research on redbud trees for the entrance to SR. Stanley's Greenhouse is looking for a species of redbud that doesn't get as large as the ones that were removed. Wilson Tree Service estimates \$100 to \$200 to grind the stumps. Judy will work with Betsy Smith on the redbuds.

Building in Saddle Ridge. The Board discussed the procedure for building a home in SR and the road impact fee associated with building a home:

- Property owners are referred to the SR website for the *Before You Build* page and the *Land Use Restrictions, Protective Covenants and Building Standards for Saddle Ridge (C&Rs)*.

- The Treasurer invoices the property owner **\$700**, a *refundable* road impact fee to cover excessive damage. The property owner can request the fee be refunded 30 days after the completion of the home if there is no identifiable road damage.
- The property owner sends plans to the AC for approval/disapproval.
- Upon approval of the plans, the AC notifies the Treasurer to bill the property owner for the *nonrefundable* road impact fee, **\$800**. The fee is due 30 days before building starts.
- If the plans are disapproved, the property owner may make changes and reapply.
- The approval letter is sent to the property owner. Copies are sent to the saddleridgepoa@gmail.com for the archives, the President, Treasurer, and the chair of the Roads Committee.

The Board voted unanimously to approve the procedure outlined above. The road impact fees will be a \$700 refundable fee and an \$800 nonrefundable fee. The current procedures will be revised to reflect the discussion and the website will be updated.

The Board will look into raising the \$1,500 road impact fee given increasing road maintenance costs.

Communications Committee - Mary Glarner informed the Board that the inquiries that she receives ask if Airbnbs are allowed in Saddle Ridge.

Mary will be publishing the next *Ridge Rambler* in early April. She encouraged everyone to send her articles by the end of the month.

Mary informed the POA that neighbors have complained about a plywood shed built between the house and road at the corner of Dogwood and Waters End. This house is a long-term rental. Judy Pearson and the Architectural Committee will contact the owner.

Firewise – Betsy Smith. A balance of \$847.62 remains in the Firewise grant for vegetation removal and tractor repair, and a balance of \$438.64 remains in the Firewise Education grant. Plans are to have two emergency go-bags and other giveaways at the annual meeting.

The community has invested volunteer time valued at \$12,874.88 by Firewise to more than meet the required \$2,111.96 investment. This investment makes the community eligible to apply for grants.

New committee members are being recruited. After serving as Firewise chair for five years, Betsy plans to shift the responsibility to another community resident.

Environment – Betsy Smith.

Saddle Ridge Clean-up. The two clean-up weekends were successful! More than 30 residents helped to clean-up the roads, get the debris to the barn, and chip the debris.

Flower beds at the gate. Betsy will work with Judy on selection of plants. Redbuds and viburnum have been suggested.

Security light. The Board approved the removal of one of the security lights near the entrance.

Gate. Estimates to sandblast and powder coat the gate range from \$1,500 - \$2,175. Lamar is willing to pick up and deliver the gate (for a fee).

Noise. No action has been taken on the Magri's concerns about the noise on the Parkway. There are laws in place but they are not being enforced.

Equipment Committee - Keith Kennedy is waiting on estimates to fix the tractor. The steering, shifting, and brakes have issues and the frame may be bent. The cab needs work also. He should have an estimate later this week. Jerry Brewer picked up the tractor.

The Board discussed the insurance on the tractor, the need for guidelines for personal use, and who is qualified to use the tractor. Sally will check SR insurance to see if the tractor damage is covered.

Events – Beth Koella. There was no Ladies Potluck dinner scheduled this year because of COVID. The next event will be the Annual Meeting Saturday, July 16, at the barn.

Roads Committee - Larry Clapp. Spending on road maintenance is on-budget. The roads are in good shape. Lamar Stumpf has raised his price from \$90 per hour to \$105 per hour. Larry will check with Lamar about mowing the roadsides. The flail mower is not the right mower even with the SR tractor.

Old Business

Fiber Optics - Rob Carroll has spoken to AT&T about getting fiber optic cable on his lots in Saddle Ridge. He has gotten nowhere with his request. AT&T offered to evaluate the feasibility of extending the line throughout SR. AT&T would charge \$500+ for an engineering report. The Board declined to support an AT&T study.

Kiosk - The kiosk was built in 2000-2001. The structure needs repairing and a larger package box is needed to accommodate the number of residents. The kiosk houses the mailboxes, a package box, and newspaper boxes. The US Postal Service (USPS) has made it clear that the mailboxes cannot be moved and the package box stays. The USPS has agreements with UPS and FedEx for package delivery. Janet assured the Board that the SRPOA can repair the kiosk, build a larger package box, and improve the newspaper rack.

The SRPOA Board voted to approve spending up to \$3,000 on improvements to the kiosk and building a larger package box within the original footprint of the kiosk. The Board will write a

letter to Perry Burchfield informing him of the improvements that will be made to the kiosk and the package box.

New Business

Dumpster - Rob Carroll has asked if a dumpster could be brought into the barn area for residents to use. In the past, Saddle Ridge residents had to clean out the dumpster to rid it of objects/trash that were not allowed before it could be picked up by the trash company. The Board voted not to bring in a dumpster.

Wait on Gate - The Muhlfelds are concerned that someone behind them can come into the gate while it is still open. They asked that we remind everyone go slowly through the gate. They note that the gate is necessary for the security of SR.

Gate on Ridge Court - Perry Burchfield has requested that he be allowed to put a gate up on Ridge Court. He will take responsibility for the gate and the road. He has spoken to Athena Shepard who lives on Ridge Court. Janet has also spoken to Athena about the gate and to the Brendles whose property adjoins the Burchfield property. The Brendles do not want a gate. Athena indicated that she is okay with the gate, but she also will understand if the Board denies the request.

The Board discussed the request and looked at a map of Saddle Ridge. Burchfield proposes placing the gate on the edge of the Brendle's property and across the pond end of Ridge Court. Board members expressed concern about turning over control of a SR road. A gate would shut off Ridge Court from emergency vehicles. And, Burchfield does not own the property that one side of the gate would go on. Also, the other end of the pond would be open.

A motion was made and seconded to deny Perry Burchfield's request to install a gate on Ridge Court. The Board voted unanimously to deny the request. There is precedence for this decision. Another property owner had asked to put a gate on a SR road. The Board told them that the SRPOA would not give up control of a SR road. The Board agreed that Perry could put the gate up on his property at his pond and he could then block his pond lot from both ends to anyone that might enter.

Annual Assessment

The Board discussed the annual assessment fee. Prices are going up for road maintenance and equipment fuel. Diesel fuel has risen from \$1.75 in 2020 to \$5.11 per gallon currently. Lamar's fees have also gone up. Currently the SRPOA has a budget deficit; although, actual expenses are not creating a deficit.

Now may be the time to let property owners know the fees may go up and how much they will increase. Janet noted that the [2012] Board voted to raise fees; however, the increase was put on hold. It was suggested that we check other communities (Laurel Valley, Kinzel Spring,

Homestead, for example), and with local real estate agents. One significant difference with these other communities is SR maintains gravel roads.

The Board discussed the timing of raising the fees and letting the community know. It concluded that the sooner we raise the fees, the better. Road maintenance costs are increasing. The Board will research and then get the word out. [The announcement was made in the April 2022 *Ridge Rambler*.]

Perry's Assessment on his property – The agreement Perry Burchfield has with the SRPOA concerns properties on Overlook View Road. The annual assessment was waived on the properties until March 2022. The assessment invoice will be prorated for March 15 - June 30, 2022. Sally will send an invoice within a week.

The next Board meeting will be on Thursday, June 2, 2022 at 6:00 PM at Janet Kolarik's house.

The meeting was adjourned at 9:20 PM.