

SADDLE RIDGE POA BOARD MEETING
MARCH 26, 2015

PRESENT: Bob Spista, Robert (Smitty) Smith, Debra James, Darin Suggs, Lynn Hopps, Nancy Cain, Hugh Pearson, Steve foster, Ann Tedford

GUESTS: Len Hudgens, Judy Pearson

President Bob Spista invited the guests to address the Board with each of their concerns/issues prior to the executive session of meeting. Please see below:

Judy Pearson addressed the board regarding the numerous fallen trees and branches on Saddle Ridge Road and within Saddle Ridge that came down during the ice and snow storms this past winter. Following the storms, these trees and branches were cut up and moved just enough to clear the roads and get them out of the way. Judy reported that many trees and branches remain on the road side and in the creek. She has concerns that because of this extra debris, spring rains will result in the creek flooding and spilling over to flood Saddle Ridge Road. Since Saddle Ridge Road is under Blount County jurisdiction, we will contact the County and request assistance with removal of the debris from the creek. Additionally, Darin Suggs suggested that we have a Spring Clean Up Day specifically to clean out the creek, remove trees, branches and debris along the Saddle Ridge roads as well as other clean up/repairs. In the meantime, Darin will tackle the trees and branches on the road side that present the biggest safety hazard to residents driving throughout the development.

Len Hudgens addressed the Board stating that he owns three lots within Saddle Ridge, and is asking the Board to approve combining his lots for the purpose of reduction of the annual fees. He is further asking the Board to consider his request that fees for garbage pick up be charged separately and only to those property owners who have a house on their property. Property owners with no dwelling on their property would not be charged fees for garbage pick up. The Board advised Len that his requests would be discussed and a determination made. He will be contacted with the Board's decision.

The minutes for January, 2015 were reviewed. Steve Foster moved to approve the minutes as submitted. Robert (Smitty) Smith seconded and motion carried.

TREASURER'S REPORT:

Robert (Smitty) Smith distributed the financial report for review. As of March 31, 2015, the POA is showing a balance of \$69,958.42. Smitty reported that big expenses continue to be the roads. Because of the recent sale of lots owned by the SRPOA, we are showing an increase in our cash flow.

Smitty also reported that notices will be going out to SRPOA property owners who are delinquent with payment of their annual dues.

Lynn Hopps moved to approve the current financial report. This was seconded by Darin Suggs and motion carried.

PRESIDENT'S REPORT:

Bob Spista announced that Betsy Smith is now maintaining the master list of Saddle Ridge property owners, and this will be the only list maintained. Having only one master list will avoid any confusion or

duplication in record keeping. Betsy has also established a Saddle Ridge email. This is posted on the SRPOA website for members only and will increase our ability to provide confidentiality for residents.

OLD BUSINESS:

The Board has carefully considered requests from property owners with multiple lots who want to combine their lots for the purpose of a reduction in annual POA fees. The Board reviewed all aspects of this issue including a detailed analysis of the financial impact this would have on the revenue required to maintain the integrity of our community. The Board ultimately moved to adhere to the SRPOA By-Laws CC&R's regarding combining lots (). This motion was made by Lynn Hopps and seconded by Debra James. Motion carried.

NEW BUSINESS:

The Board discussed the request made by Len Hudgens regarding garbage collections fees being assessed only to property owners with houses. It was determined that this request was not feasible at this time.

Board member elections will take place at our SRPOA Annual Meeting on July 18th. The Nominating Committee will create a slate of nominees, and this will be posted thirty days prior to the election.

COMMITTEE REPORTS:

Architectural Committee – Darin Suggs reported no new construction.

Beautification Committee – Debra James reported a successful Clean Up Day earlier this month with eleven participants collecting twenty bags of garbage. There will be an additional Clean Up Day scheduled for April 25, 2015, with focus on fencing replacement, kiosk maintenance, weeding, tree and branch removal and the barn roof repair. Additionally, a dumpster will be on site for a period of time for residents to discard larger items not collected by our garbage service.

Roads Committee – Darin Suggs reported that a new base road treatment will be implemented on the most troublesome areas. This base will be laid in the areas with the most damage from the recent storms (pot holes, ruts, wet areas) and covered with crusher run. If this treatment proves to be successful, it will be implemented throughout Saddle Ridge over a period of time. There are immediate plans to scrape and grade problematic areas over the next two weeks.

Hospitality Committee – Ann Tedford reported that the SRPOA Annual Meeting will be held on July 18, 2015, at the Walland United Methodist Church on East Miller's Cove.

The next Board Meeting will be held on June 8, 2015, at the home of Hugh Pearson at 7:00.

There was no further business, and the meeting was adjourned at 9:15 PM.

Submitted by Ann Tedford, Recorder.