

SADDLE RIDGE POA BOARD MEETING

April 17, 2013

President Scott Schehr called the meeting to order at 7:00 PM.

**PRESENT:** Scott Schehr, Bob Spista, Bill Harriman, Nancy Cain, Darin Suggs, Lynn Hopps, Hugh Pearson, Debra James, Ann Tedford

**GUESTS:** Judy Pearson, Martha Frink, Liz Domingue, Theresa Schehr, Lorraine Smith

**Feb.** Board meeting minutes approved.

**TREASURER'S REPORT:** Treasurer Bill Harriman reported that we have a balance of \$39,413. With projected revenues and expenditures, it is estimated that we will end the fiscal year in June with an approximate balance of \$30,000. Please refer to the attached budget for year to date details.

**PRESIDENT'S REPORT:** President Scott Schehr reported that a SR property owner ordered two loads of gravel at a cost of \$1000 without any authorization from the board. The property owner is now requesting that SR POA pay for half of this expenditure. The board voted by majority that SRPOA will not pay any of the costs of this unauthorized gravel purchase.

The new Saddle Ridge website is now monitored by SR resident Theresa Schehr. Theresa presented the board with purchasing a domain and maintaining our website through a company by the name Weebly. The cost of the domain is \$10 and the annual fee to Weebly is \$90. Bill Harriman moved to accept this proposal. This was seconded by Lynn Hopps and motion carried.

Scott presented the topic of concerns regarding the beavers residing in the ponds at SR. For a number of years, there have been concerns regarding the beaver encroachment on the barn property and other areas surrounding the ponds. While the beavers and the construction of the dams could pose a threat to the property surrounding the ponds, guest Liz Domingues reported that beaver dams also prevent erosion, improves the quality of the water and preserves the eco system. There was discussion regarding a viable solution that would cause no harm to the beavers and their habitat but would halt beaver encroachment of the property surrounding the ponds.

Hugh Pearson volunteered to head a committee for the resolution of this issue.

Scott provided the board with an update on the ongoing litigation with a SR property owner. It was determined that the property owner's request for SRPOA to create a driveway to his property is not feasible due to the high cost and due to the previously mentioned beaver issues. Hugh Pearson moved to have the SRPOA board refuse the proposal presented by the property owner. This motion was seconded by Lynn Hopps, and motion carried.

SR property Rob Carroll attended the previous SRPOA board meeting requesting that his POA fees be reduced since he owns multiple lots. Scott provided the board with a proposal for a plan that would provide a reduction in POA fees for SR residents who own multiple lots. Scott moved that his proposal be approved. The motion was not supported and failed.

Scott made an additional motion that individual requests for a reduction in POA fees will be considered separately from the original proposal. Personal hardship and extenuating circumstances would be grounds for a possible exception to the above ruling in regard to a reduction in annual fees. Ann Tedford seconded and motion carried.

#### **COMMITTEE REPORTS:**

Architectural Committee – Bill Harriman reported that Betsy and Smitty Smith have been given approval to build a garage on their property.

Beautification Committee – Debra James reported that there was a great turn out (16) for the recent East miller's Cove Clean Up Day with a collection of 28 bags garbage and trash.

Some SR residents have proposed that we do a road clean up within SR on some of the less traveled roads where there has been a larger amount of debris and branches. Debra will drive through some of the suggested areas and determine the need.

Hospitality Committee – Ann Tedford reported that the Hospitality Committee will provide refreshments for the upcoming flagpole dedication.

Communication Committee – Lynn Hopps referred to the website information presented by Theresa Schehr earlier in this meeting.

Roads committee – Darin Suggs reported that Perry Burchfield has hired an employee specifically to maintain the SR roads. This person will work 2 to 3 days per week for the amount of funds we have budgeted for this purpose. Darin advised that anyone with short term road problems should contact him for assistance.

#### **OLD BUSINESS:**

Scott Schehr reported that the audit will put on hold at this time.

Bill Harriman reported that due to new SR residents, we have used all available mailboxes and we will now need to move forward with the purchase of a new mailbox bank.

Bob Spista reported that the flag pole is ready to be installed. The flag pole dedication is scheduled for 5/17/13 at 9:30 AM.

Recycling – Scott presented that Woodby Recycling will offer single stream recycling to SR for \$100 per month. Scott made a motion to accept this proposal and Lynn Hopps seconded. Motion carried.

**NOMINATING COMMITTEE :**

Nancy Cain, Debra James and Scott Schehr will be rotating off the board this summer, however, all three are eligible for re-election to the board. Scott will post a notice to SR residents asking anyone interested in serving on the board to contact the Nominating Committee.

**NEW BUSINESS:**

A SR property has proposed that he be allowed to board his horse on the barn property. Horses have been boarded in the past at the barn, however, the board will investigate this proposal in more detail and address this at the next board meeting.

Scott Schehr discussed the possibility of installing a display case at the kiosk for property being market in SR as an alternative to having real estate signs at Saddle Ridge Road. Scott will obtain more information about this possibility and present this at the next board meeting.

A new property owner has deposited rubber tires on his property in SR use in construction of a retaining wall. The property indicated to Scott that he would utilize these tires and not leave them exposed on his property. This has become an eyesore. Scott has attempted to contact the owner numerous times to have the tires removed and has been unable to reach this individual. Scott will continue trying to make contact and will provide an update at the next meeting.

The next board meeting will be at the home of Darin Suggs on June 17, 2013.

There was no further business and the meeting was adjourned at 10:00 PM.