

# Saddle Ridge POA Board Meeting

## September 22, 2020

Present : Janet Kolarik, Sue DuBois, Sally Whelan, Beth Koella, Mary Glarner, Judy Pearson, Keith Kennedy, Connie Evans and Joan Jackson.

President Janet Kolarik called the meeting to order at 7: 08 PM.

Minutes from the last meeting were sent to board members per Judy Pearson were approved.

### **Treasurer's Report**

Sally Whelan provided the treasurer's report. Financial reports, operating statement & cash holdings and budget variance analysis for the period July 1, 2019 to June 30, 2020 were sent to board members in September per email document. Proposed budget for the period July 1, 2020 to June 30, 2021 was also sent in the same email document to be reviewed prior to this meeting. Smitty is serving as assistant treasurer and can sign checks as well as Sally and Janet for work that has been done or will be done in Saddle Ridge..\$5000 was received from the Firewise grant. New blades for the chipper were purchased and labor costs to remove brush by some of the roadways will be done.

### **Committee Reports:**

#### **Architectural Committee**

Beth Koella informed the board that she has not received any requests from anyone yet with house plans, however a couple from Rhode Island is looking to build within the next year on a lot or lots on Elks Point.. They intend to purchase and close on September 28th. They had questions about a well, etc.

Janet informed board members that she received a call from a man that bought a lot on Grouse Top from a church but has not seen the lot yet.

## **Environmental Committee**

Judy Pearson said the first thing on her agenda as environmental chair is the adoption of East Millers Cove Rd. She will ask Blackberry if they would be willing to “share” East MCR trash pickup since they have much construction currently going on. Board members agreed that would be a good idea and that SR could take the area from SR to the lodge or possibly the county line and Blackberry could take the area from SR back to the front of East MC. Keep Blount County Beautiful “ has a form that can be completed and submitted to the county. Judy will check on that and keep the board members updated.

There are 3 invasive plants across from Pearson's property. An herbicide has to be used to kill them and you shouldn't mow it because it will grow and spread further. It needs to be killed before mowing. Alex Wyss said he will ride around SR to look for plants and he said he will spray it. Frank Aldridge is willing to help get rid of it also. Judy will put this information and pictures on the Saddle Ridge Facebook page and send out an email to property owners. Fall cleanup was discussed and Sue will provide a list of tasks that need to be completed.

## **Equipment Committee**

Keith Kennedy provided a report about the equipment and informed the board about the flail mower being back up and operational. The repairs that were done to it were hydraulic piston, belt replacement and a heavy duty modification to the belt cover , courtesy of Dale Richardson. The oils were checked and the unit was greased.

The chipper needs to have the blades reversed and the oil and grease checked. This will be done over the next 2 weeks ready for fall cleanup. Pat's quick hitch was purchased and has been installed on the tractor. A new O-ring was installed on the tractor for a leaky connection at the time the mower hydraulic piston was replaced. Sue said that we might have to hire someone to do the clearing on the sides of some of the roadways if the flail mower and volunteer effort is not enough.

## **Events Committee**

Connie Evans provided an update about the upcoming fall cookout. She has heard from about 29 people so far that will be attending. The deadline is September 27th to respond. Residents can respond to either Connie or Judy Pearson. A reminder will be sent out later this week. Lee's Chicken will be providing boxed chicken dinners and Saddle Ridge POA will cover the cost.

Judy informed the board that it's time to decorate for Fall. The board decided that the money for decorations will come from special projects and the board agreed unanimously. The chicken dinners will come from the Events Committee budget.

## **Road Committee**

Sue DuBois provided the Roads Committee update. \$4078 was spent in July and \$2564 in August for road maintenance. In July some of the money was spent for work on Elks Point with Lamar being hired to scrape roads, clear culverts and fix runoffs. August work was gravel on Eagle Pass, grading Oakwood and the primary roads. Lamar fixed a ditch on Fox Trail in September and he has been asked to do some grading on Overlook. One concern is vegetation on the roadsides that is encroaching on the road..Lamar gave an estimate to Norm's drive for \$13,700. Sue said she got 2 letters from owners concerned about the condition of the roads and that they would be building soon. Large trucks would be coming in for building and would pack down the roads and it would be good to have the work done in advance according to Keith. Mary suggested getting different estimates. Fall mowing and leaf blowing will begin soon.

## **Old Business**

Janet Kolarik informed the board that there is not much to report on the lawsuit. There is a new attorney but she cannot be the attorney for Perry Burchfield. Her name is Heather Anderson. Melanie Davis will still be the attorney for other things as needed.

## **New Business**

Janet said the issue of hourly pay for Saddle Ridge residents has come up. The board voted to approve \$15 per hour pay to current property owners doing work for the POA..

Betsy Smith said the sign that says "Saddle Ridge" coming from Pigeon Forge is gone and needs to be replaced since many people would not know where to turn. The sign that says "Eagles Pass" should say "Eagle Pass". The cost for these would be about \$78 according to Betsy Smith. The board voted and unanimously agreed.

.Janet received a letter from a resident with concerns about people driving too fast and not knowing where they were going and about dogs roaming in Saddle Ridge..Janet said she will send a letter to all Saddle Ridge residents reminding them to be courteous of others and follow the speed limit that is posted in Saddle Ridge. The county ordinance of keeping dogs under control at all times should be followed also.

Janet received a letter from a resident with concerns about paying taxes on disputed boundary property. The board discussed and agreed that it is the responsibility of the property owner to resolve.

Janet addressed the concern of people waiting at the gate and trying to come in with the car ahead of them. This is happening frequently. Janet said she usually asks if she can help them if she sees someone waiting in a car at the gate/kiosk. She also lets them know that there are many miles of gravel roads and that they could get lost. Hugh Pearson was asked if anything could be done to possibly speed up the gate or anything else to deter this problem. Hugh said that it would be very expensive to change the gate into a sliding gate and speeding up the timer would result in cars getting damaged by the gate. Board members agreed that it would be best

to ask the person waiting outside the gate if they need help and if they want to come in to view property then they need the assistance of a realtor.

Janet asked about the house on Dogwood. She knows the realtor and was told that it was no longer for sale and that it was going to be rented. Janet said that short term rentals are not allowed in Saddle Ridge and is trying to find out what is going on with the house. Janet will try to get the name of the realtor that listed it SR.

A resident has paid back dues in the amount of \$4630. The agreement is that interest accrued will be refunded if paid in full. The check was sent back or it could be put towards the next assessment year.

It is Ginseng season and property owners should be on lookout for Ginseng poachers. No board members have seen anyone that might be poaching. Keith Kennedy said that someone came in and took a well tank from a house.

Next meeting will be in January 2021. Judy has graciously offered her home. Board members unanimously agreed to the date of Tuesday, January 12th at 6:00 PM.

Meeting was adjourned at 9:26 PM.