

Saddle Ridge POA Board Meeting

Tuesday, April 13, 2021

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 6:09 PM

Minutes from the last meeting were sent to board members per secretary Joan Jackson and were approved.

Treasurer's Report

Sally Whelan provided the financial reports, operating statement & cash holdings and budget variance analysis for the period July 1, 2020 to March 31, 2021 to board members. Budget variance analysis for the same period was also provided.

The lots that have recently been sold provided the dues that were in arrears to the Saddle Ridge POA.

Committee Reports:

Architectural Committee

Beth Koella informed the board that she has received 9 inquiries about property and building information. There have been 6 sales including 5 lots and 1 house. The board members agreed that the covenants and restrictions need to be followed and would be a good idea to send out to property owners as a reminder to review them prior to building or adding structures.

Janet said the C&R's are on the web for anyone to see and they are on the first page.

Communications Committee

Mary Glarner informed the board that there have been many inquiries about Saddle Ridge in general.

There have been some concerns about the mailboxes. Some packages were placed in a different tower rather than where the owner's mailbox is located. This has been frustrating for some property owners. This will be addressed with the postmaster in Walland and a reminder to check each tower if you get a key placed in your mailbox.

The Ridge Rambler will be coming out at the end of April. Send any pictures or information to Mary for the publication as soon as possible.

Environmental Committee

Judy Pearson has spoken to Stanley's about native trees and plants suitable for the entrance. Judy said that if the current trees and plants are removed then you have to wait for at least 6 months to replant. Possible replacements could possibly be holly varieties or redbuds. The price for 1 gallon trees would be at least \$150 each. Transplanting redbuds would not be a good idea because of the large size at maturity. Hollies also grow to be large.

Judy will research some appropriate trees and let the board know. The board approved for \$300 to be spent on native varieties of trees for the entrance. Judy will keep the board informed.

Judy presented a picture of the warning sign on the gate which is very faded on one side. Judy will try to find one to replace it. Hugh said it probably came with the gate and they will start with the gate company to find a replacement.

Judy tried to contact Blackberry Farms 4 different times with no response so the SR Board decided to cover the Saddle Ridge end of East Miller Cove Rd twice a year for trash cleanup. We will start at the Forestry Station and end at the Blount/Sevier County line. It will be broken down into 4 sections with each section just being 8 tenths of a mile long. Each section is listed on the Spring Cleanup spreadsheet. Volunteers need to place their name on the spreadsheet by the cleanup activity they choose. If large amounts of trash or large pieces such as an air conditioner - are collected contact Judy Pearson who will take them to the dump. Please do not place them in the trash shed.

There was a discussion on replacing the Duck Inn at the pond and cleaning and painting the gate but no decision was made.

Equipment Committee

Keith Kennedy informed the board that there is a new backpack blower and brush cutter. They can be checked out by contacting Keith.

The mower will be repaired within 30 days.

Some grading has been done and will continue to be done.

Events Committee

Connie Evans said many comments have been made by property owners that they enjoyed having the last annual meeting at the barn. The POA said that this year the meeting will be at the barn again. Coffee and refreshments will be served.

Road Committee

Sue DuBois provided the road report to the board.

She said we are still under budget on road maintenance but catching upland will be doing more grading and adding rock in April and May.

With the dry spell in January, Dave Glarner and Jim Clinansmith ran the leaf blower on some more roads to do some catch up on the leaves that were left from the fall. The leaves were still pretty wet and compacted so it was not as effective as it could have been. Brush removal continued with the SR virtual cleanup along for the roadsides.

Lamar added gravel where it was needed safety with icy weather coming. In February and March, Lamar graded Chilhowee Loop, Waters End, Overlook, Walnut Flats, Oakwood and put rock down.

The Wyss's cleared brush off Walnut Flats, Chilhowee, Eagle Pass and Elks Point, chipped the pile behind the barn and trimmed back hillsides on the curves along Chilhowee for visibility.

We hired a crew to clear leaves and debris out of all the culverts in Saddle Ridge. They are about half way through at this point.

Sue met with several excavators/land management contractors to get estimates for several road projects : Chilhowee to widen a curve, Chilhowee rocky areas, add tiles, ditch and grade Elks Point, and replace tile and grade a section of Park Spur off Overlook.

The board considered the different estimates and prioritized road work. Elks Point tile installation is the highest priority with the increase of traffic. The other projects will be addressed in the next budget.

Old Business

Janet Kolarik informed the board on the status of our lawsuit.

New Business

Janet has received a call from a resident asking if they could put up a gate at the end of their driveway. They are looking to buy a lot on their road so they would then own all the property on their road. The board discussed it and will ask the resident to provide a map and plan of what they want to do.

The board will address any nuisances or concerns. All covenants and restrictions need to be followed. This applies to all residents.

There will be two vacancies coming up on the board. Everyone should be thinking about someone who might be willing to serve on the board.

The next board meeting will be June 8th at 6:00 PM. Judy has offered to host the meeting at her home again. The meeting adjourned at 8:51 PM.

UPDATE: The next board meeting has been changed to June 15th. Two board members could not attend on June 8th due to illness and being out of town.