

# Saddle Ridge POA Board Meeting

September 14, 2021

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

President Janet Kolarik called the meeting to order at 6:18 PM. The meeting was held at the home of Betsy Smith.

Previous minutes were approved by all POA Board members.

Financial Review - Sally Whelan provided the financial report to the board. \$73,750 were invoiced for annual dues with 79.3% collected. Total collected was \$58,500.

Events Committee - Beth Koella discussed the upcoming fall picnic which will be held at the barn again this year. It had been decided earlier that each family would pay for their own food or bring their own food. The Saddle Ridge POA board discussed this and decided that the POA will pay for the food and desserts this year. Each family will be asked to bring their beverages. Judy has tables that can be used as in previous years. Betsy will have a Firewise table set up with Firewise information available. Smitty will make sure the grass is mowed before the evening of the picnic.

Architectural Committee - Judy Pearson thanked the POA board for the flowers that were sent to her during her illness.

Construction of 2 houses will begin soon. One will be on the corner of Waters End and Gobbler Ridge. It should begin in about a month. The other will be on Gobbler Ridge and will begin in about 3 months. Judy has had calls and some questions about modular homes and kit homes. Judy brought some pictures of modular, kit and mobile homes for the board to see. According to the building guidelines, mobile and modular homes will not be allowed in Saddle Ridge. Homes would have to be stick- framed on the lot. There have been past inquiries about modular homes and it would not be possible for them to enter the gate and Saddle Ridge will not remove the gate to allow entrance for a modular home.

-Judy informed the POA about a huge tree on Quail Hollow that is dying and needs to be removed. The board will discuss after getting more information about the tree and its location.

Communications Committee - Mary Glarner informed the POA that inquiries have increased recently. She has received calls asking about the restrictions, etc.

Betsy will continue to publish the directory of property owners who have given the OK to be included. Concern was expressed about phone numbers of Board members on the SRPOA website. The board decided to leave it up to individuals to have their numbers removed.

Environmental Committee - The Martinez family removed the Duck Inn and will rebuild it. The entrance gate needs to be sandblasted and painted. Betsy is getting a cost estimate. The board approved spending up to \$500 to repair the kiosk. The roof is leaking and fascia boards need replacing.

- The steps between the barn and gazebo need to be moved to a more suitable place. For example, by the pond – suggestions welcome.

- The logs on Saddle Ridge Road will be removed by community volunteers after snake season. After discussion, the board voted not to accept a leaf vacuum offered by the Top of the World community. The vacuum requires 3-4 volunteers to run and it collects leaves that would need to be burned. Saddle Ridge is a no-burn community.

Roads Committee - Larry Clapp informed the POA that Lamar has done a great job and Park Spur maintenance was \$8000 instead of \$9000.

- Lamar bid \$9400 for widening the section of Chilhowee Loop just after the Kolarik driveway at the first curve. Rock would need to be put down immediately after widening to prevent washing away. Board members noted that there are several areas along Saddle Ridge roads with steep drop-offs.

Equipment Committee - Keith Kennedy informed the POA that the chipper was cleaned and blades removed which were sharpened and reinstalled. Thanks to Jim Clinasmith for this work. Prior to that, Ron Muzyngo and Keith Kennedy had repaired a hose leak and cleaned up the debris in the drum. Several uses of the chipper have been completed since that work and it continues to be ready for service. A new drive shaft will be purchased to replace the other which is very short and disengaged a couple of times. This creates a danger to anyone nearby. In the meantime another PTO shaft from the blower is being used.

- The mower has been repaired with new shaft guard fenders complete. Ron Muzyngo obtained the shaft and fabricated a couple of missing fenders to complete the repairs required. Mower is serviced and ready for use. Additional parts will be placed on order this month after a complete list is made. These are additional parts that have some damage but are not impacting the use. Tractor continues to run well and continues to be checked after usage. Equipment for checkout continues to perform and no issues have been reported to the chair. The road committee had items checked out for several weeks over the summer for weed control around exit signs and overgrown areas.

Old Business - Saddle Ridge won the lawsuit against Perry Burchfield. This means that the Saddle Ridge Property Owners Association is officially the developer of Saddle Ridge, with all rights, privileges and responsibilities of that designation hereby granted.

New Business - Perry Burchfield has requested that the POA put a drainage culvert on Waters End Road near his pond. He said it would prevent his pond from flooding during periods of heavy rainfall.

Brian Mussio is a resident in Saddle Ridge and has informed the POA that someone has been cutting timber on his property.

Rob Carroll is a resident in Saddle Ridge and has asked the POA about ATT installing internet and fiber on his lots that are not currently wired or served by ATT. He has prospective buyers that want to have access to ATT services. This has been a concern.

The date of the next meeting will be December 14th, 2021. The location to be determined. The meeting was adjourned at 8:00 PM.