

SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
April 16, 2020

Present: Janet Kolarik, Sue DuBois, Robert Smith (Smitty), Alane Wyss, Beth Koella, Connie Evans, Mary Glarner, Keith Kennedy and Judy Pearson.

At 7:11 pm, via Zoom, President Janet Kolarik called the meeting to order. Secretary Judy Pearson presented the minute with no corrections. Sue DuBois moved that the minutes be accepted and Alane Wyss seconded the motion. The minutes were approved.

TREASURER’S REPORT – Robert Smith (Smitty)

Smitty sent out the financial report to Board members asking for comments or questions. No one had any so Smitty moved the report with the modified analysis be distributed to the membership. Mary Glarner seconded the motion. The motion carried.

Smitty along with Hugh Pearson made the decision to go ahead with the gate repairs at a cost of \$551.35 which is already included in the budget.

COMMITTEE REPORTS:

Architectural Committee – Beth Koella

Several inquiries have come in regarding building in Saddle Ridge. Beth wanted clarification on how we address specific questions regarding size restrictions.

The SR C&Rs state “Without prior approval of the Developer, the height of the main residence on each building plat shall be not more than two full stories above the normal surface of the ground”. They do not specify square footage but state that “No building, fence, sidewall, wall or structure, driveway or roadway or exterior television or radio antenna of any kind shall be built, constructed, placed, enlarged or altered on any tract unless and until the detailed plans and specifications, and the proposed type of construction and the proposed location of such building or structures, driveways, and automobile parking areas upon the said tract shall have been submitted to the developer at their offices and approved of by it in writing.”

The architectural committee retains the right to reject a design if the square footage is not in compatible with other construction in Saddle Ridge.

Communication Committee – Mary Glarner

Mary would like to put out a Ridge Rambler about the 2nd week of May. Mary had 2 inquiries about Saddle Ridge through our contact form right after taking over communications. Then she had 6 inquiries

over a 15 day period. All the questions referred to Saddle Ridge's Covenants and Restrictions. The contacts have ceased but if they return, the topic will be investigated.

Environment Committee - Alane Wyss

New signs are up in the trash barn. Alane is waiting until Steve Foster completes a card board container to place a cardboard sign.

Spring cleanup will be different due to social distancing. Alane will email a list to property owners to choose jobs they are willing to cover which will include an introductory letter stating all the necessary information. It will also include a list of jobs to be completed and a volunteer sign-up section. Equipment shed key holders will also be included for those who need equipment to complete their tasks. Volunteers will be asked to report back to Alane with the number of hours spent which will be forwarded to our Firewise Chairperson.

All grant monies of \$3300 were spent by May 15, 2020. A come-a-long, a fire danger level warning sign, and new tires for the tractor were purchased. Left over funds were used to purchase hand pruners, litter pickers and safety vests were bought to be stored in the equipment shed.

Judy Pearson raised a concern about the depth of the pond due to silt buildup and whether that might impact giving the Forest Service Fire Dept. permission to draw water out of the pond in case of fire. The Board previously gave the Forestry Dept. permission to draw water with a helicopter bucket. Discussion of cost, environmental impact and necessity ensued but decided that there is no action needed at this time. Mike Cook, Forestry Dept., is aware of the water depth because he walks in Saddle Ridge.

Judy Pearson has offered to rebuild the duck inn if it can be removed from the stand.

Events Committee – Connie Evans

Potluck supper was great, even though attendance was down. Our cost was under \$20.00. We welcomed 3 new home owners and got to know them.

We will need to make a decision about our annual meeting held in July including if, how and where based on the COVID 19 restrictions. We also need to notify the church about a month in advance if we will be using their facilities.

Road Committee – Sue DuBois

We had some heavy road damage with the last rain. Almost all of the roads have been graded at least once since last January. Lamar graded Grouse Top, Crista Trail, Walnut Flats, Waters End, Chilhowee, and Overlook. Jim Clinansmith graded Oakwood, Eagle Pass, Elks Point and has done a lot of maintenance on the equipment. Keith Kennedy graded Sky Top and repaired a low spot on Popular Bluff. Walnut Flats washed out again due to a clogged culvert (the culvert may not be large enough to handle big rains) and Waters End washed out below Mark Russell's property. Lamar repaired both Walnut Flats and Waters End.

Repairs on the dam at Waters End are on hold due to rains and restrictions on social distancing of workers.

During Spring cleanup home owners will be encouraged to clean up the blocked ditches and culverts around their property. They will be asked to notify Sue if help is needed with ditches around their location.

Keith Kennedy attached the big blade to the Kobota and is redistributing gravel on Chilhowee. He is also cleaning debris out of the ditches. More culverts need cleaned to keep rain water from washing out roads.

Sue is still looking for volunteers to help with the roads. Dave Glarner needs to have input on his choice. Frank Aldridge will do leaf blowing and mowing but not grading. The more volunteer help we have, allows us to use Lamar and our funds for more specialized work.

Equipment Committee – Keith Kennedy

Keith is pricing a quick hitch for the tractor which speeds up changing out the box, chipper, brush cutter, mower and the blower. It can take an hour or more to change the equipment needed. The price would be \$200 to \$300 in cost. It would also help our volunteers get more done.

Old Business

Janet Kolarik reviewed the status of our lawsuit. With the courts closed due to COVID 19 we are waiting for them to reopen. Concern was expressed that property owners have a right to know what's happening since they are paying the bill. The Board was instructed by our attorney not to discuss the issue at our 2019 annual meeting. Janet Kolarik will have our attorney write out a legal statement to read at our 2020 annual meeting if the courts are still closed..

The board discussed the issue of interpretation and enforcement of the C&Rs but decided it is a bigger discussion than can take place in this meeting. Janet will contact our attorney regarding how to best handle a specific issue related to a restriction.

Sue reported on the follow up to the Hidden Oaks property and the discovery of a new road and bridge over the creek at the end of Gobbler Ridge at the SR property line. It creates access from another development. After some discussion it was decided to contact the TN. Department of Environmental Conservation and Water Pollution Control to inquire if a permit was acquired for crossing the stream and its environmental impact if crossed. Sue will contact the Blount County planning Dept. about whether there has been a proposed development.

New Business

We will wait to see how the COVID 19 confinement proceeds to see if we can have our Annual meeting in July.

Keith Kennedy has agreed to fill out Paul Lazenby's term on the Board. Robert Smith (Smitty) has completed two terms on the Board. He has agreed to serve as SRPOA's bookkeeper, if that position can be covered by the liability insurance. Alane Wyss will be leaving as she is starting Nursing School this summer. So we will be looking for 2 new Board members to elect.

The question was raised about a COVID 19 response here in Saddle Ridge. It was felt none was needed. People are already checking on each other. Even new home owners are volunteering to help.

It was decided by the SRPOA Board that our Facebook site is not the place to air grievances with our neighbors. Saddle Ridge property owners should first address the problem directly with that neighbor. If that does not work then contact the Board. The Board has agreed that all offensive postings on our Facebook page will be deleted.

Smitty has asked all committee chairs to think about financial needs for the fiscal year 2020-2021 and bring their revised budget estimates (if any) to our next meeting.

Thursday, June 11, 2020 at 7:00 pm is our next meeting. Depending on COVID 19 confinement it will be held at Judy Pearson's.

With no further business Judy Pearson moved to adjourn the meeting with a second from Robert Smith (Smitty). The motion carried.