

# RIDGE RAMBLER

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## In case of power failures...wait

During the annual meeting July 21, Bob Frink outlined a new procedure to enter the gate in case of a power failure.

Now several people, including members of the road committee, have a key which will open the gate in case of a power failure.

Persons who come to the gate during a power failure should wait until one of those men arrives to unlock the gate mechanism.

In the past persons have been disassembling the gate motor, opening the gate and then re-assembling the mechanism. To prevent this - which, of course, totally negates our security - a lock has been placed on the mechanism. Last time the power failed due to a tree falling across the lines, three persons with keys were at the gate within five minutes.

There is a telephone there at the gate to call a member of the road committee if the phones are operational.

## Property Owners Hold Annual Meeting July 21

Two members were re-elected to the Saddle Ridge Property Owners Board of Directors, and one new member was elected during the association's annual meeting Saturday, July 21.

Elected for his first three-year term was Phil Spampinato. Re-elected were Nancy Cain and Charlyse Kerr. Charlyse had been appointed to fill the unexpired term of Peggy McCracken and recently had been named treasurer to fill the unexpired term of Ginger Wilson.

Following the annual meeting the board of directors re-elected Nancy as secretary and Charlyse as treasurer. They will serve two years. President Larry Dicus and Vice President Frank van Aalst were elected to two-year terms in 2000.

Retiring from the board was Juanita Davis, who was formally elected to the board as an ex-officio member since she handles the road maintenance account.

Only three persons were elected to the board in order to allow the

board to reduce its number from 15 to nine over the next three years.

### Other business included:

Treasurers' reports. Treasurer Charlyse Kerr reported that the voluntary dues account total now stands at \$7,157.67. During the next few months, the board will be drawing up a budget for necessary expenditures from those funds. The funds come from voluntary payment of \$20 annual dues to the association, which allows a vote at the annual meeting. President Dicus said that consideration would also be given to decreasing the dues.

Juanita Davis of DCA Inc., developer of Saddle Ridge, reported that the road maintenance fund stands at \$32,275.11.

Jim Clinansmith reported on the audit which he and Les Jewell had made of the books. They suggested that comingling of funds between SRPOA and DCA be discontinued. They also suggested that the audit be

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## Newest Elk Truly Miracle Animal

All of the names assigned to the new little elk - Fathead, Miracle and Oliver (as in Twist)—in some way or other fit the feisty youngster.

He came into the world amid tranquilizer darts, massive shows of strength by two female veterinarians, and lack of mother-elk love. But he survives and thrives.

First indication of his pending birth came late in the afternoon of Saturday, June 2, when Larry Dicus

saw the female elk way down in the pasture. He watched as she lay down, got up, then lay down again. Something just wasn't right.

Then he realized that two little feet were protruding from the female's rump. Larry, who with his animal-loving wife Beth had become the caretakers of the elk even though they are not numbered among the five owners, immediately started worrying.

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# Minutes of board meeting—April 21, 2001

Attending: Cain, Carroll, Clinansmith, Davis, Dicus, Frink, Kerr, van Aalst and Way.

President Dicus called the meeting to order at 10:20.

Minutes of the last board meeting were approved.

Charlyse Kerr was elected treasurer of the board of directors to replace Ginger Wilson, who resigned.

She presented the financial report of the SRPOA dues fund. The fund has been placed with BankFirst since the bank where the fund had previously been located did not pay interest and charged for checking. BankFirst will not be doing either. (See figures elsewhere in the newsletter.)

The board then voted to transfer the road maintenance fund to BankFirst as well. Juanita Davis presented that report (see figures elsewhere in newsletter).

The road committee report was given by Jim Clinansmith and Bob Frink, who along with Larry Dicus and Jack Davis, have been working on maintaining the roads. They reported on the condition of the equipment. President Dicus appointed Charlyse Kerr and Bob Frink to work together to establish a depreciation schedule for the equipment and set up a fund within the road maintenance account to provide for replacement of the equipment.

Three to four additional tiles are needed along with some work on several roads where the recent heavy rains indicated clogged or missing drains.

Dicus explained that wetter weather was needed before work can be done on the washboard conditions on some steeper roads. These humps appear because vehicles must brake or accelerate when traveling the roadways. As soon as vehicles traverse the area after the bumps have been leveled, the road returns to its bumpy condition.

Gravel costs have been fairly low this year because there have been no major catastrophic floods, freezes or storms thus far.

The board raised the road maintenance fees (see story elsewhere in newsletter).

The board also voted to include the garbage fees in the road maintenance fees for those property owners who have houses in Saddle Ridge. The land use restrictions allow for the road maintenance fees to go toward amenities within the development, and garbage collection is considered an amenity.

The board also voted to amend the bylaws of SRPOA to decrease the number of members on the board of directors from the present 15 to 9 by 2004. This will be done

by nominating one less member for 2002, 2003 and 2004.

The meeting adjourned at 1 p.m.

## Financial Report (dues acct.)

Beginning Balance (03/01/01)	\$7,018.74
Income	20.00
Refund (bank checks)	53.79
Interest	18.08
Expenses	0.00
Ending Balance	\$7110.61

## Road Maintenance Fund

Beginning Balance (7/20/00)	\$22,795.82
Balance (4/17/01)	\$32,629.04

## Road Maintenance Fees

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around the need for such an increase within the five-year time frame (the land use restrictions say the period began in 1976). Some members had felt that the five-year time frame could be interpreted to allow increases only on those years five, 10, 15, 20 years, etc., from 1976. If fees were not raised this year, under that interpretation, there would be another five years before fees could be increased.

Board members pointed out that with homes now being constructed on roads where there had not previously been residences, the cost of road maintenance would increase dramatically.

Members of the road committee also pointed out that no provisions had ever been made to plan for the

maintenance and/or replacement of equipment now being used on the roads. (The board at its meeting in April took the first of several steps toward remedying this oversight. See story elsewhere in this newsletter.) Replacing a tractor could cost the association well over \$20,000, for instance.

When a special assessment was necessary because of major flood damage several years ago, members of the association had requested that such assessments be made only under the most dire circumstances.

Persons having questions about the increase are urged to contact a member of the executive committee (names and telephone numbers appear below).

## Annual Meeting

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the meeting so that any potential issues can be discussed at length on a one-to-one basis rather than taking up annual meeting time. Members of the executive committee and their telephone numbers are President Larry Dicus at 984-8496, Vice President Frank van Aalst at 982-6726, Secretary Nancy Cain at 984-7250 and Treasurer Charlyse Kerr at 981-9645.

Persons unable to attend may enter proxies. Be certain to contact

the person you wish to use your vote before sending in your request for a proxy. Such requests may be sent to Secretary Nancy Cain, 2210 Turkey Roost Road, Walland TN 37886 or to the person you desire to exercise your proxy. These must be turned in to the secretary of the association before any voting begins at the annual meeting.

See you there!