

SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
JANUARY 24, 2017

Present: Steve Foster, Hugh Pearson, Robert (Smitty) Smith, Ken LeValley, Darin Suggs, Sue DuBois, Tom Braun, Ann Tedford

Absent: Lynn Hopps

Guest: Perry Burchfield

President Steve Foster called the meeting to order at the home of Robert (Smitty) Smith at 7:05 PM.

The minutes from October 27, 2016 were reviewed. Sue DuBois moved that minutes be approved as submitted. This was seconded by Tom Braun. All approved, and motion carried.

Treasurer's Report:

Smitty reviewed first quarter expenses and the budget variance analysis. There is concern about the anticipated overage in the Road Maintenance budget line item. Unless there is an emergency, no money will be spent on the roads. Any suggested road maintenance will require board approval.

Smitty updated the board regarding past due accounts for Saddle Ridge property owners who are delinquent with their annual POA dues. Letters will be sent to delinquent account holders requesting payment and informing them of action that will be taken should payment arrangements not be made.

Smitty moved that quarterly financial reports be distributed to the Saddle Ridge Property Owners Association membership. Tom Braun seconded. All approved, and motion carried.

Committee Reports:

Architectural Report - Darin Suggs reported that he had not reviewed any new applications for building. Smitty advised the board that Margaret Saunders and Franks Akers have requested approval for a new garage. Steve Foster reviewed their plans for construction and deemed that the proposed structure met the requirements of the Saddle Ridge architectural guidelines and approved their request.

Roads – See the above discussion regarding road work and expenditures.

Environmental Committee - Sue DuBois coordinated the Lighting of the Barn the 2016 Christmas/New Year holiday season. There were more residents in attendance at this event than in previous years, representing a wonderful showing of community spirit.

Communication Report - Nothing reported at this time.

Events Committee – Ann Tedford reported that the Women’s Potluck Dinner will be held in early March. The exact date and location will be announced in the near future.

Old Business:

Prior to the board meeting, Perry Burchfield addressed the group regarding the Saddle Ridge kiosk housing mail boxes for Saddle Ridge property owners. The kiosk is in the “right of way” in front of the house at the gate owned by Perry. He is requesting that the kiosk and mail boxes be relocated.

Board discussion referenced prior guidance from the USPS advising that the kiosk and mail boxes are part of an established rural mail delivery route, and the USPS would not authorize any changes in this route or the location of the mail boxes. No conditions could be met in which relocation of the kiosk and mail boxes would be possible. Ann Tedford moved that no action be taken, and the mailboxes and kiosk remain in place. This was seconded by Sue DuBois. Eight board members approved (1 by proxy), and one member voted no. Motion carried.

New Business:

There was discussion regarding the leak in the dam around the Saddle Ridge pond. It is suggested that the leak could possibly be due to increased size of the river birch trees resulting in larger root system. We will consult with a tree/landscaping specialist to determine if the birch trees are actually causing any problems and recommend appropriate action, if needed, at that time.

Hugh Pearson addressed the issues with the key pad for entry into Saddle Ridge during inclement weather conditions. Hugh plans to install a new system so that when the power goes out, the gate will stay open until power is back on.

Emergency preparedness – In light of the recent fires in our area, Sue DuBois reported Skytop Road is designated as an emergency fire exit, and Gobbler Ridge Road is being considered as an additional potential exit. These are exits that would require hiking out and not driving out of Saddle Ridge. Sue also raised the issue of having an emergency communication plan for disasters such as phone call system or posting on the Saddle Ridge Facebook page. Sue will continue to look into additional emergency preparedness plans and update the board.

The next Saddle Ridge POA board meeting will be held on April 3rd at the home of Hugh Pearson.

There was no further business. Smitty moved that the meeting be adjourned. This was seconded by Tom Braun. All approved, and motion carried. The meeting was adjourned at 9:05 PM.

Submitted by Ann Tedford, Recorder