

**SADDLE RIDGE  
PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
APRIL 3, 2017**

**Present:** Steve Foster, Lynn Hopps, Robert (Smitty) Smith, Sue DuBois, Ken LaValley, Darin Suggs, Ann Tedford

**Absent:** Hugh Pearson, Tom Braun

President Steve Foster called the meeting to order at the home of Hugh Pearson at 7:17 PM.

The minutes from the January 24, 2017 meeting were reviewed. Adjustments were made, and Lynn Hopps moved that the minutes be approved as amended. This was seconded by Sue DuBois. All approved, and motion carried.

**Treasurer's Report:**

Smitty reviewed the cash flow report and budget variance analysis for the third quarter of 2016-2017 ending March 31, 2017. Smitty moved that the report be distributed to the Saddle Ridge Property Owners Association membership. Ken LaValley second. All approved, and motion carried.

Smitty reviewed the most recent memorandum of agreement letters being sent to those Saddle Ridge property owners with delinquent accounts reflecting payment arrangements. Smitty moved that the board approve these letters of agreement. Lynn Hopps seconded. All approved, and motion carried.

**Committee Reports:**

Architectural Committee – Darin Suggs reported no new activity.

Environment Committee – Sue DuBois reported that the Spring Clean Up Day was held on March 25, gathering 660 pounds of trash. Twenty seven people were in attendance. Sue will be posting bear “education” information. Additionally, an increase in litter has been noted in Saddle Ridge. Sue will also post reminders about placing litter in appropriate receptacles.

Communications Committee – Sue Dubois has completed the Winter issue of the Ridge Rambler which was posted in March. Lynn Hopps reported a growing number of property owners are now on the Saddle Ridge Facebook group.

Events Committee – Ann Tedford reported that the Ladies Potluck was held on March 7<sup>th</sup> at the home of Lynn Hopps. It was a successful and well attended event. The SRPOA Annual Meeting and Breakfast will be held on July 15<sup>th</sup>. The Walland United Methodist Church has been reserved for this event.

### **Old Business:**

In the meeting of January 24, 2017, the board voted to take no action in regard to Perry's request to relocate the kiosk and mail boxes. However, after further investigation regarding USPS guidelines and conversation with a USPS representative, it was determined that any decisions made regarding the kiosk and mail boxes would need to come from the actual residents of the Saddle Ridge community who have mail boxes and receive mail. Any action that would potentially relocate the kiosk and mail boxes (if approved by the USPS) would need to be by unanimous approval of the USPS customers who receive their mail at the Saddle Ridge kiosk, not the board.

Sue DuBois reported on the possible leakage around the pond. A landscaping specialist evaluated the position of the river birches and advised that the birches actually strengthen the dam rather than cause problems. An additional specialist evaluated the position of the birches and advised that this positioning actually forms a massive root structure which supports the dam.

Discussion followed regarding water leaking from the dam and whether or not it is a problem. If there is an issue, one possible solution would be to raise the level of the road in that location. Various solutions were offered, however, further investigation will follow to determine the best course of action. This will be tabled until the next fiscal year.

Emergency Preparedness – Sue DuBois researched the history of Skytop Road being established as the designated emergency exit out of Saddle Ridge. Correspondence with the National Park Service (NPS) has revealed that the trail can be kept clear for foot traffic, but not for any vehicles as the exit off of Skytop Road goes directly onto NPS land. Sue will continue to pursue options for an emergency drive out exit and will report results at the next meeting.

### **New Business:**

Legal Task Force report – Steve Foster provided a report on the status of developer rights for Saddle Ridge POA. Through the efforts of our attorney, Melanie Davis, and the attorney for the Davis estate, developer rights have been executed and recorded so that Saddle Ridge POA now has developer rights. This means that SRPOA now owns developer rights and thus, is in control of the ability to enforce the Saddle Ridge covenants and restrictions. A quit claim deed has been signed and executed stating that SRPOA now owns the roads. All documents are fully recorded with the Blount County Clerk's office.

Budget for the 2017 – 2018 fiscal year – Smitty reported that the budget for the upcoming fiscal year is being developed with priority being given to the roads, special projects and mowing.

Smitty noted that throughout Saddle Ridge, there are a number of trees that are at risk of falling on power lines. Smitty will contact Alcoa Utilities to determine if they would be able to remove the trees to avoid power outages.

Steve advised that there has been the suggestion of security cameras to record entries and exits. Feedback from residents indicate that many feel this is too invasive. However, there will be an investigation regarding the cost should there be future discussion.

Steve advised that the team developing long term plans for the barn property have completed their recommendations and are ready to present this to the board. Jim Tedford, team leader, will be present at the next board meeting to make the presentation and answer questions.

The election for new Saddle Ridge board members will be held at the annual meeting on July 15<sup>th</sup>. Potential candidates were discussed.

The next meeting of the Saddle Ridge board will be at the home of Lynn Hopps on June 5<sup>th</sup>.

There was no further business. Smitty moved to adjourn. Lynn Hopps seconded. All approved, and the meeting ended at 9:32PM.