

**SADDLE RIDGE
PROPERTY OWNERS ASSOCIATION
BOARD MEETING
NOVEMBER 6, 2017**

PRESENT: Sue DuBois, Hugh Pearson, Tom Braun, Robert (Smitty) Smith, Steve Foster, Ken LaValley, Ann Tedford

Absent: Alane Wyss

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

Minutes were reviewed and several changes suggested. In the absence of secretary, Alane Wyss, it was decided that the suggestions would be provided to Alane, and the corrected minutes would be submitted for approval via email.

TREASURER'S REPORT:

Treasurer Robert (Smitty) Smith reviewed the quarterly financial report including the budget variance and analysis. Smitty reported that the revenues are positive, and the SRPOA is financially sound at this time.

In regard to the collection of annual dues, we have now received payment from 83% of our property owners which is up from 73% collected through this past August. In addition, seven liens have been filed against properties in arrears.

Smitty asked the board to consider taking action in regard to a former property owner who was in considerable arrears with his annual dues. He had declared bankruptcy several years ago, and his property was later sold at a tax auction. Because of the circumstances, these funds owed to SRPOA can never be collected. Therefore, Smitty made a motion that the said funds be written off. This was seconded by Tom Braun. All approved, and the motion carried.

Smitty also moved that copies of the most recent quarterly financial report be distributed to Saddle Ridge property owners. Tom Braun seconded. All approved, and the motion carried.

COMMITTEE REPORTS:

Architectural Committee – Ken LaValley provided suggested changes to the architectural guidelines so that these guidelines are consistent with Saddle Ridge being a Firewise community. Sue DuBois will update the website with these suggestions.

Roads Committee – Tom Braun reported that fall mowing of the roadsides will begin in the near future.

Tom will work with the Firewise representatives regarding the elimination of choke points, wherever possible, and in creating turn arounds where needed and where feasible.

Environment Committee – Sue DuBois reported that there were twenty four people participating in the recent Saddle Ridge Fall Clean Up. Eighteen bags of trash were collected. This day was also designated as Firewise Day, and five home assessments were completed in Saddle Ridge, evaluating the homes' status in terms of fire safety.

Sue and Saddle Ridge resident Alex Wyss recently met with a wetlands ecologist regarding the Saddle Ridge pond and wetlands. They were advised that the condition of the pond and wetlands did not warrant the need to take any action regarding the overall pond and wetland maintenance at this time. However, it was suggested that should there be a need to provide maintenance, we could explore the possibility of using Maryville College students involved in environmentally related studies as a resource for doing this work.

Communications Committee – Sue DuBois and Janet Kolarik advised that articles and information for the next issue of the Ridge Rambler are being solicited. The deadline for submissions is November 15th, and the Ridge Rambler is expected to be sent out on December 1st.

Firewise Committee = On Tuesday, November 14th, there will be a celebration at the gate at 2:30 PM in honor of Saddle Ridge becoming a certified Firewise Community. Nathan Waters, with the Department of Agriculture, has arranged this event that will be attended by local officials/politicians and covered by The Daily Times newspaper. Saddle Ridge is the first community to receive Firewise status since the Gatlinburg fires. Now that we have Firewise status, we are eligible to apply for and be approved for a \$20,000 grant for continued improvements towards fire safety.

Events Committee – Ann Tedford reported that the Annual Fall Cookout was a success and attendance was fairly consistent with previous years. The next event will be the Women's Potluck in late winter or early spring. Additionally, the Events Committee will collaborate with the Environment Committee in providing refreshments at the upcoming Firewise celebration on November 14th.

OLD BUSINESS:

Smitty reported that he is still attempting to work with Alcoa Utilities in identifying and removing trees that could be potential hazards to power lines in Saddle Ridge. He will keep the board informed of any progress towards this effort.

Sue DuBois reported that the Emergency Preparedness Plan has been completed and is ready for roll out. More details will be available in the near future.

NEW BUSINESS:

Sue DuBois reported that the Records Retention policy draft is ready for review. It was suggested that we finalize a plan for “digitizing” and maintenance of records so that all records are preserved. Sue will be sending out the draft to board members for changes and eventual approval.

Steve Foster reported that a Saddle Ridge resident had approached the board requesting new signage for the roads. Steve put this request before the board, however, no motion nor second was made. Therefore, no action will be taken.

Road Issue

During the week of October 30, Smitty saw Jim Clinansmith. Jim asked Smitty to bring an issue to the Board at its next meeting.

The issue is that Jim wants the Board to stop using crusher run stone in road maintenance and go back to using 57 crushed stone. Jim stated that the reason we should use 57 crushed stone is that, “Crusher run is 50% sand.” Thus, the sand just washes away when it rains. Smitty told Jim that he would bring it to the Board’s attention.

Smitty reported that he wanted to get some more information for this request. On November 6, Smitty visited a rock quarry near Greenback, TN, in Loudon County. He stated that he wanted to use a different quarry than the one he usually does business with in Maryville. Smitty asked the people working there: which crushed stone is better for maintaining an existing gravel road, crusher run or 57 crushed stone? Both people responded that crusher run stone is better. When asked why, they responded that since there are different sizes of stone in crusher run, it binds together better. Also, the smaller pieces are more likely to become imbedded in the road surface as vehicles drive over it. They went on to say that 57 crushed stone is much less likely to become imbedded over time. Instead, it just gets pushed to the sides of the road rather than staying in place.

Smitty also asked them about Jim’s statement that crusher run stone is 50% sand. They stated that there is no sand in this type of stone mix. There are fine rock particles but no sand.

Smitty made one additional call concerning gravel road maintenance: to the Blount County Highway Department. He asked them the same question about which stone was better for maintaining an existing gravel road: crusher run stone or 57 crushed stone? Like the people at the quarry, the department person responded that they always use crusher run stone.

After providing this report, Steve commented that he had talked with Ben Price, a Professional Engineer with the Tennessee Department of Transportation earlier this Summer on this same issue. Mr. Price is the TDOT Regional Operations Engineer for Region I. Steve said they talked about a number of issues related to roads in Saddle Ridge. One issue addressed the type of aggregate that should be used to maintain our roads. Mr. Price said that the correct choice is

crusher run stone. Mr. Price made this recommendation because this type of stone will pack together on the roadbed, which ¾" rock (57 crushed stone) will not.

The Board talked about this issue for several minutes and decided to continue using crusher run stone to maintain our roads.

Fiber Optic Service Issue

Near the end of the meeting Smitty reported that he had spoken with the engineers working on the installation of the fiber optic cable in Saddle Ridge. They reported that are almost done with the installation process. The only remaining issue is running a single line for service from the Oakwood Road / Chilhowee Loop intersection to the Wyss residence.

Smitty pointed out to the engineer that he saw two issues with the installation. The first issue is a "hole" in the service. On Chilhowee Loop, the only homes that currently have service are the Kolariks and Deussings. There is no service further out, nor is there service for the Ann Sullivan, the Neve family, and the Martinez family (part-time). So, families above and beyond these 3 residences (4, if you count the Wyss family), have service, but these residents do not have service.

The second issue is residents beyond the Kolariks & Deussings. These homes include: Strand, Akers/Saunders, Grimes/Gignac, Winter, Clapp, Westfield, Blackburn/LaValley, and Shuster. I asked the engineer working on the installation and he said he had been told that it is not economically feasible to provide service to the areas further removed from the main part of Saddle Ridge.

The next Saddle Ridge board meeting will be on January 16, 2018, at 7:00 PM at Smitty's home.

There was no further business. Smitty moved to adjourn the meeting, and this was seconded by Sue DuBois. All approved, and the motion carried. The meeting was adjourned at 9:35 PM.

Submitted by Ann Tedford