

**SADDLE RIDGE PROPERTY OWNERS
ASSOCIATION
BOARD MEETING
APRIL 10, 2018**

Present: Steve Foster, Hugh Pearson, Ann Tedford, Tom Braun, Robert "Smitty" Smith, Alane Wyss, Janet Kolarik, Sue DuBois, and Ken LaValley

At 7:28, Steve Foster called the meeting to order. Smitty made a motion to approve the minutes from the previous meeting; Sue DuBois seconded. All were in favor.

TREASURER'S REPORT:

Smitty reported that due to the impact of weather on the roads our budget took a hit in the third quarter. We spent more than double the other two quarters combined. Our cash balance is almost \$80,000. We are \$22,000 under budget for our expenditures for the year. Steve recommended that Tom Braun work on a plan for future road work, and then send an email for a board vote. Smitty make a motion to send the quarterly statement to the property owners; Alane Wyss seconded. All were in favor.

Sixteen (16) property owners haven't paid their annual dues. Of these, nine (9) are in delinquent; six (6) of these have liens on their properties. Reminder letters to all past due or delinquent property owners were mailed in January. Further, emails will be sent in April to property owners for whom we have email addresses reminding them of the amounts they owe. Finally, follow-up letters will be sent on June 1, to non-performing property owners reminding them of steps the Board can take if they are not current by June 30. These steps include not allowing them to vote at the annual meeting, putting a lien on their properties, and assessing interest on their accounts.

Further, Smitty estimates that another \$2,600 in annual assessments will be collected by year-end, which will allow us to achieve our budgeted assessment collections for the year.

COMMITTEE REPORTS:

Architectural Committee- Ken LaValley reported that the Brendles started their home in mid-April. He has been sent an approval letter with guidelines. Dr. Bob Raines sent in sketches of his future cabin. The next set of renderings needs to be architectural drawings rather than sketches. Mark and Kathy Russell plan on building an outdoor kennel. Their parcels are on the intersection of Dogwood and Waters End. There are questions about motorcycles being trailered in. Ken has not heard back from them on the kennel issue. They made it sound like the dogs could access the house from the kennel. Margaret Hawkins is renting the Ashley Davis house. She paid to have the power meter replaced. She indicated that she wanted to buy the house.

Environmental Committee- Sue DuBois reported that this Saturday is Firewise and Spring cleanup day. Betsy Smith is coordinating the day and has arranged to borrow a chipper for a week. We were awarded the \$20,000 Firewise grant, most of which will go to replacing our wooden road signs with fireproof metal signs. We are also purchasing some tools, such as a blower, which we can use on Firewise day and throughout the year.

The Blount County Highway Dept. will be paving E. Millers Cove and will meet with SR residents tomorrow at 11 am to discuss planning for road closures. In the near future, Betsy Smith will be coordinating a trial run of the Emergency Phone Tree. We need to do one at least once a year to keep it current. The USDA Wildlife Services agency has been trapping feral hogs in SR in an effort to keep the population from expanding and doing damage. They will stop as soon as the bears are out.

Communications Committee- Janet Kolarik reported that the next issue of the Ridge Rambler will be out after the end of June.

Roads Committee- Tom Braun met with Lamar today to address the current road conditions. He asked Lamar for quotes for work on Elks Point, Evey End, Walnut Flats, Chilhowee Loop, and for the repair of the dam washout. Currently, Lamar has been grading Oakwood, Chilhowee Loop, Waters End, and Grouse Top. Tom is looking into volunteers from the community to help Lamar.

Events Committee- Ann Tedford reported that the annual meeting will be on July 21, 2018. The Women's potluck was a huge success this year. We look forward to the next get together!

OLD BUSINESS: No old business to report.

NEW BUSINESS: Steve Foster reported that we are currently being sued by a Mr. Roy who has sued us before. We changed the name of his road per his lawsuit and have maintained it. He sued us again saying we didn't follow our part. We have 30 days to respond to his suit. The 911 folks have Hawk Hollow listed as the official road name. Smitty sent an email and that road is officially Walnut Flats. We have spent money on that road to make the property accessible. Because of recent washouts, the road needs rock. He's never contacted us directly, only through his attorney. We've done 2 major projects on his road to date. Steve has attempted to contact Mr. Roy and he won't respond. We're going to meet with our attorney to figure out a path forward.

Devon Suggs has asked the board for permission to shoot hogs on Saddle Ridge POA property. A motion was made by Ann Tedford to reject this request; Sue DuBois seconded. All were in favor.

Rob Carroll made an offer to purchase the POA owned lot at the end of Waters End. Discussion about the future value of the property followed. A motion was made and seconded to decline the offer. All were in favor.

Several homeowners have expressed an interest in building a dock on our SR lake. We need an estimate on how much the boat dock will cost. The budget needs to be in before the June 25th meeting. We also need to ask our insurance broker about liability. Alane Wyss will contact Barbara Clinansmith about submitting a budget.

The relocation of the gazebo to the barn area was the next agenda topic. Steve talked about the history of the board's decision-making process in regards to the barn area.

Alane stated that the Barn Action Committee polled the community about what development if any was wanted at the barn. The poll responses did not reflect specific questions about the gazebo; however, the majority of the community wanted minimal facilities in the barn area.

- The recommendation from the Barn Action Committee was to not move the donated gazebo to the SRPOA owned property.
- Steve reiterated that the move of the gazebo is a reversible decision.

Ann Tedford made a motion to remove the gazebo from SR property and that we either disassemble or sell it and use the proceeds for barn improvement. Sue DuBois seconded the motion. Further discussion followed about options. There was discussion about whether this was a topic that was sufficiently significant for a community poll or should be handled by the board. A vote followed based upon the original motion made by Ann Tedford and 6 members (Sue, Ann, Alane, Janet, Ken, and Hugh) voted in favor of removing or dismantling the gazebo. Three members (Smitty, Tom, and Steve) opposed the motion. The motion was carried to remove or dismantle the gazebo.

Our next board meeting will be June 25th at the Pearson House at 7:00

Sue made a motion to adjourn at 9:53, and Ken seconded it. All were in favor, and the meeting adjourned at 9:55.