

SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
June 9, 2019

Present: Ken LaValley, Janet Kolarik, Sue DuBois, Steve Foster, Robert Smith (Smitty), Tom Braun, Alane Wyss, Connie Evans and Judy Pearson.

At 7:21 pm Steve Foster called the meeting to order. The minutes were reviewed; Sue DuBois moved they be approved, with a second from Alane Wyss. The motion carried

TREASURER'S REPORT:

Smitty stated that the report for this meeting is for April and May only. As such it will not be distributed to the SRPOA membership. His only goal here is to provide the Board an update for the quarter thus far and provide a basis for developing the budget for FY 2020.

Operating Statement

Smitty pointed out the major road expenditures for the month of May. Much of that is related to work on a choke point on Chilhowee Loop, of which about \$5,900 will be funded by our Firewise grant. Other than that, inflows and outflows are about where they should be. Smitty did comment that under SRPOA Assessments, In Arrears had increased this quarter because of additional collections from members whose accounts were in delinquent status.

Budget Variance Analysis (BVA)

Special Projects expenditures are up this quarter because of ongoing roadwork expenditures. As mentioned earlier, this amount will go down some when a Firewise reimbursement is received. Still, this amount will be considerably over budget this year because of a number of special road projects that have been completed. Other areas that are significantly over budget include equipment (maintenance on the tractor and purchase of additional fuel), gate operations (repair of the gate operating system), and special events (purchase of new Christmas lights for the barn).

Proposed Budget

Smitty provided the Board a proposed budget for FY 2020 (July 1, 2019 to June 30, 2020) to use as a starting point for the final budget to be approved at the annual meeting. Other than increases due to inflation, Smitty recommended moving some funds from Road Maintenance to Special Projects to allow for certain proposed one-time road projects. The Board will evaluate these proposed changes in the preparation of the final budget.

Additionally, a reassessment of the lake property was received. The land has an appraised value of \$1,000, the improvements made have an appraised value of \$2,000, our total appraisal becomes \$3,000. Our assessment then is \$750 making our taxes minimal on the lake property. Our property at the end of Waters End has been appraised at \$62,500 because it is considered buildable. The lake property is not buildable as it will not perk and can flood. With our attorney's help we could have both properties

declared “common areas” and they will put a \$1000 value on them and we won’t receive a tax bill. The Board will pursue this in the coming year.

Smitty has asked the Board to go over the 2019-2020 budgets, especially those responsible for spending money. Then report back thoughts for any changes they think necessary.

COMMITTEE REPORTS:

Road Committee – Tom Braun

Firewise work was completed at choke point on Chilhowee Loop. Gravel was added on Journeys End and Christa Trail. Grading has been done on Chilhowee Loop, Sky Top, Journey’s End and Christa Trail, and reflectors will be added in certain areas along Chilhowee Loop.

Next is a list of repair projects and cost estimates needed for 2019-2020:

- New culvert at the dam \$9,400
- New culvert at the entrance of the trash barn area \$4,500
- New 30” culvert at Walnut Flats \$2,700
- New culvert on Overlook at Park Spur \$2,800
- Open plugged culverts on Chilhowee Loop by the lake \$3,000

All these items need to be considered when developing the budget for FY 2020.

Environment Committee - Alane Wyss

Alane went over what took place over several days with the possible attempt to shoot the feral hog on May 28,2019 in the barn area and the action that followed by the Board.

On May 28, 2019, Alane Wyss and Stephanie Martinez heard 4 shots down at the barn. A video of the truck and audio of the gun shots was taken by Stephanie. A newer model white 4 door Ford with tinted windows was caught driving away from the barn area. It was believed to be someone there to shoot the hog. The hog was nowhere to be found until May 31, 2019 when he reappeared injured. The Wyss’ contacted TWRA immediately.

As a result the Board members had 2 concerns. First, the hog is neither domesticated nor wild. It has developed a lack of fear of humans at the barn. If he was approached he could hurt someone. Second, the Board cannot allow the firing of guns in common areas. If it was not a property owner firing the weapon, then someone was asked and given or had a gate code to come in and fire the shots. There were children in the area when this occurred. TWRA was notified and if a license number can be acquired they will prosecute.

As a result of this incident and after much back and forth communications via email the Board took a stance on two issues:

- First-what to do about the hog ASAP.
- Second - work to identify the owner of the truck and if successful, speak with that individual to explain that gunfire within our boundaries is an “annoyance or nuisance to the neighborhood”

per Section A, Article 111 of the Land Use Restrictions, Protective Covenants and Building Standards for Saddle Ridge and as such will not be tolerated. Then draft a strongly worded note to be emailed to all property owners explaining the position stated in the first issue.

Ken LaValley moved to have the Environment Committee contact TWRA or USDA and have someone come and humanely euthanize the hog as soon as possible. Then have a letter drafted to be emailed to all property owners explaining our position on gunfire within the Saddle Ridge community. Smitty seconded the motion. The motion was approved. Alane will contact TWRA to take care of the hog and ask them to take pictures if bullet holes are found. This could help TWRA prosecute if we can identify the truck owner. She will also report TWRA's findings to the Board if and when the hog is found. The Board also decided that the draft on the gunfire issue would be conveyed to all property owners thru email - which becomes a permanent record - Facebook and Saddle Ridge web site.

Event Committee – Connie Evans

Supplies will be bought for the brunch at the Annual Meeting on July 20, 2019. The committee will plan the brunch and set up the church hall the day before.

Communication Committee – Sue DuBois

The *Ridge Rambler* is almost complete.

Three notifications will be sent to Saddle Ridge Property Owners about the Annual Meeting on July 20, 2019. They will include the following:

- June 20, 2019 notice will contain the call for nominations for the Board which are due by July 13, 2019 and to where they should be sent.
- July 13, 2019 notice for the Annual Meeting posted at the kiosk, it will include all the particulars.
- July 14, 2019 notice will contain the number of and names of members up for election and the procedure for sending an absentee ballot if they can't make the Annual Meeting.

Architectural Committee – Ken LaValley

Nothing to report.

Old Business

1. The 2 slabs of concrete were poured and are drying. The new trash barn should be available in mid-June. Delivery to Saddle Ridge will take place on a Monday. This means that after trash is collected and the barn is cleaned it will be moved to the new site. It then becomes a lockable storage building for our new equipment. The new trash barn will be set in place in the afternoon. The new barn is white and needs painted to match the large barn. We will have more recycling containers and a new cardboard containment area for our trash.
2. The Board discussed forming an Equipment Committee with a chairman who will report to an already existing Board representative. The committee will take care of such things as equipment maintenance, sign in and out sheets, training to use the equipment, design of a one page instruction sheet to go with each tool, and keeping a supply of correct fuel for each tool.

Sue DuBois made a motion to form a new Equipment Committee. Janet Kolarik seconded it. The motion carried.

New Business

Steve Foster informed the Board that Mary Glarner, Beth Koella, and Paul Lazenby are running for the Board.

A final planning session for the annual meeting will be held on July 14, 2019 at 3:00 pm at Smitty's home.

With no further business Smitty moved to adjourn the meeting, seconded by Sue DuBois. Motion carried.