

**Saddle Ridge Property Owners Association**  
**Annual Meeting**  
**Saturday July 18, 2020**  
**9:00AM**

**CALL TO ORDER**

At 9:05 am President Janet Kolarik called the meeting to order. Board members present were Janet Kolarik, Robert (Smitty) Smith, Sue DuBois, Keith Kennedy, Alane Wyss, Connie Evans, Beth Koella, and Judy Pearson.

This year's meeting was held at the barn outdoors with no food served and members seated according to "social distancing" following the CDC's COVID 19 recommendations. President Kolarik welcomed all. She thanked everyone for accepting the outside venue and promised we would move quickly before the temperature increased. Janet reminded members that the meeting is recorded to help with the minutes. Minutes are posted on the SRPOA website following approval at the next annual meeting.

New members present introduced themselves including Brian Dunlap, who moved here in November 2019 with his wife, Melissa, and their 3 children on Waters End, and Mike and Paulette Smith, who moved in about 2 weeks ago on Walnut Flats.

**MINUTES**

Secretary Judy Pearson made sure everyone had read July 20, 2019 Annual Meeting minutes. No one had any corrections or additions. Carl Koella moved the minutes be accepted with a second from John Urban. The motion was approved.

**PRESIDENT'S MESSAGE**

President Janet Kolarik thanked all the Board members for serving and working with her. She recognized Alane Wyss who was our Environmental Chairperson and is retiring to start nursing school, adding that Saddle Ridge's loss is nursing's gain. She also acknowledged Robert Smith "Smitty" who just completed his second 3-year term. His work has been impeccable. He has improved our accounting practices and updated our records. He has worked diligently with the Board and all members of the Saddle Ridge community to enhance the financial position of our association. Smitty, as allowed in our by-laws, has agreed to continue serving as assistant treasurer and work closely with the new treasurer.

Janet thanked everyone for caring enough about our community to attend the Annual Meeting minus the air- conditioned room and our usual excellent brunch.

**TREASURER'S REPORT**

Smitty explained the distributed annual report for fiscal year July 1, 2019, thru June 30, 2020. There are 3 parts to the financial statements: Operating Statement and Cash Holdings, Budget Variance Analysis, and Proposed Budget.

Operating Statement and Cash Holdings -The format was changed some as we started purchasing Certificates of Deposits and to isolate some transactions that don't reflect the operations of Saddle Ridge. The operations are listed by quarter. Anyone having questions may ask them at the

question/answer period.

Budget Variance Analysis shows the Original Budget for 2019 – 2020 and actual expenditures for the year. The Variance column figures illustrate how much over or under budget we were in each category according to the original budget. The last column shows by what percentage we were over or under in each category. Overall, it was a good year. We budgeted for a deficit for some projects which didn't come to fruition and others that came in less.

Proposed Budget -the last page is the Proposed Budget for fiscal year July 1, 2020 through June 30, 2021. The format for this sheet was changed to reflect expenditures by committees. Road, Environment, Equipment and Events Committees all have expenditures. The Communications Committee has limited expenses and no monies were budgeted for this year. Architectural Committee rarely, if ever, has expenditures. The rest of the items on the budget are non-committee outflows which don't come under any particular Chair.

With no questions about the proposed budget for the fiscal year 2020 - 2021, Smitty asked for a motion to approve the budget. Steve Foster moved that the Budget be approved with a second from Alane Wyss. The motion carried.

## **COMMITTEE REPORTS:**

### **Architecture Committee - Beth Koella**

We have had no new building applications. A few are adding on to their property. Beth reminded members to consult the "Before You Build" section of the web site before new construction or making additions or improvements to an existing structure.

### **Communications Committee - Mary Glarner**

Mary could not attend the Annual Meeting so Judy Pearson read her report. Mary reminded members how to stay informed about activities in Saddle Ridge. We have a Facebook group and send notices via email. The Communications committee puts out a quarterly community newsletter, *The Ridge Rambler*. Members can submit articles or pictures for *The Ridge Rambler* to [mglarner@gmail.com](mailto:mglarner@gmail.com).

### **Events Committee - Connie Evans**

Connie informed all the new property owners of the 4 major events held throughout the year: Women's Potluck Dinner, Annual Meeting and Brunch, Fall Cookout, Holiday Light Decorating. We also provide snacks and beverages for the Spring and Fall Cleanup. The committee is looking for more volunteers.

### **Environmental Committee - Alane Wyss**

Alane thanked everyone who has volunteered over the last couple of years. Over the last 2 years we've had 2 successful community clean-ups between Fall of 2019 and Spring of 2020. Litter clean-up was completed on East Miller Cove Road from the school to the Blount County line. Major clean-up at our entrance was also completed. Even though the 2020 Spring clean-up was 'virtual' in that volunteers worked on their own schedule rather than all gathering on the same day, it was successful with over 22 hours of work completed by volunteers. Painting of the new trash

barn and erection of a new community bulletin board were also finished.

### **Equipment Committee - Keith Kennedy**

Keith reminded folks of the equipment we have thanks to grant monies from the Firewise Committee. This equipment is maintained by our committee members. He listed some of the major tools which anyone can check out along with fuel and oil for use around their home: a weed-wacker, pole saw, a brush cutter, to name a few. We are making a couple of purchases to save time hooking up of the larger tools to the tractor. We could use more volunteers, if interested send Keith a text message or email.

### **Firewise - Betsy Smith**

Betsy has verified with the county that if we have an emergency, the county will contact FEMA. FEMA in turn calls every cell phone that is "on" to inform home owners what to do; reverse calling will be done through land lines Blount County mayor's office has a very active Facebook page, which in case of fire or flooding, is available in an emergency. We have grants coming up. So far we've received over \$28,000 from the state which has purchased almost all of our new equipment and tires for our tractor.

Let the committee know if you think of equipment Saddle Ridge needs. We are eligible to apply for a new grant from August 1, 2020, to September 1, 2020. Any home owner may request a Firewise inspection. It is not required and is done only on the outside around the home.

### **Road Committee - Sue DuBois**

Routine road maintenance on the roughly 11 miles of roads in Saddle Ridge is ongoing year-round and includes clearing debris off the roads, mowing roadsides, grading, shaping, adding rock and cleaning out ditches. We contracted with A&L Land Management for major roadwork and for special projects replacing one of the culverts at the pond and replacing a culvert under Walnut Flats.

Volunteers are a huge help. Dave Glarner, Frank Aldridge and I ran the leaf blower over all roads last Fall and used our new flail mower to mow all the roadsides. Jim Clinansmith, Dale Richardson, Steve Foster and Keith Kennedy worked on the tractor and other equipment (leaf blower, flail mower, box blade, wood chipper) to get them in tip-top running condition. Jim, Keith and Dave were also out on the tractor grading and mowing. Special thanks to Judy Pearson for driving all the roads reporting conditions and roadwork needs. We did have some catchup to do with mowing last fall. Lots of rain this year has led to healthy vegetation growth so we are now spot clearing some of the curves for safety and cutting back where vegetation is encroaching on the roads. We will be clearing and mowing all the roadsides more thoroughly in the Fall after the pollinators have gone.

We appreciate everyone sticking to the 20mph or less speed limit and minimizing driving, particularly during this dry dusty period. It helps us keep the cost of road maintenance down and is a lot safer for all.

### **Legal Team Update - Steve Foster**

Steve Foster gave everyone the history of Saddle Ridge from a legal perspective starting with

Mountain States Development Corporation (MSDC) and CC (Buddy) Pack, then president of the corporation. Our current Covenants and Restrictions originated from MSDC. Eventually financial problems developed, Buddy Pack went bankrupt and disappeared, and MSDC went defunct. DCA Corporation owned by Juanita and Jack Davis bought all the unsold properties of Saddle Ridge. DCA acted as the developer for some period of time and eventually turned over road maintenance and fee collection to the POA.

SRPOA decided to take steps to make public the role of POA as official developer of Saddle Ridge transferred to them from DCA. Perry Burchfield objected stating that Buddy Pack recently signed over developer's right to him. SRPOA felt the developer rights should belong to the body of property owners and not one individual. With Mr. Burchfield's unwillingness to agree, the SRPOA decided to have the issue settled in court. Our attorney Melanie Davis instructed us not to discuss the case until it is settled. Due to the COVID 19 delays that keep happening our attorney wrote an update on the case for the board to keep POA members informed. This letter is included in the handouts that members received this morning.

## **ELECTIONS**

President Janet Kolarik thanked Firewise Chair Betsy Smith for her work. The amount of Grant monies - \$28,000- we have received and the all the equipment we have been able to purchase is amazing. She also thanked Steve Foster for staying on the legal team after retiring as our president.

Two board members are retiring this year (Smitty and Alane) and Janet Kolarik has just finished her first 3 year term. Sally Whelan and Joan Jackson introduced themselves as nominees for the board. Janet asked for a motion to elect herself, Joan and Sally to the Board by acclamation. Betsy Smith so moved with a second from Alane Wyss. The motion carried.

## **QUESTIONS AND COMMENTS:**

Ken LaValley raised a question about continuing bush hogging since it wasn't listed under Road Maintenance. He was concerned about growth up the banks of the roads. Sue DuBois said mowing and bush hogging will start again in the Fall.

Ken LaValley asked if most of the \$19,000 went to our attorney Melanie Davis who is no longer representing us. Smitty stated that approximately \$9,000 was paid in FY 2019, with about \$8,000 paid in FY 2020, for a total of a little over \$17,000. Ken asked if we have retained a new attorney. Janet stated we have had a recommendation but we haven't signed the papers yet. Melanie Davis has agreed not to charge us for getting the new attorney up to speed nor is she charging to defend the motion about remaining as our attorney.

Janet was asked if prior to the lawsuit we had ever met with Perry Burchfield and a mediator. Our attorney approached Mr. Burchfield's attorney to see if they would send a list of items Mr. Burchfield wanted. Our attorney never heard back.

The question was raised if the chipper is available for individual use. It is but since it attaches to the tractor to deliver and run, the chipper crew will deliver it and help with the chipping.

Patty Burchfield asked if folks could avoid shining their headlights in the direction of the cabin at the gate when getting mail late at night as it disturbs the residents when they are sleeping.

The question was raised what does being the developer mean in the way of responsibilities. Steve

Foster stated that Saddle Ridge Covenant and Restrictions document, which is available on our website, describes the responsibilities of the developer.

Perry Burchfield contradicted Steve Foster's legal team update. He quoted a different timeline stating that at the 2018 or 2019's Annual Meeting he stated what he wanted the POA to do. He said that the next thing he knew he was being sued. After more discussion Perry Burchfield said to his knowledge that up to July 18, 2020, his attorney had never been contacted for a meeting with Saddle Ridge to settle out of court. President Janet Kolarik stated again that our attorney, Melanie Davis, approached Perry Burchfield's attorney twice for a meeting, documented each time, and received no reply either time.

Ken LaValley asked if the offer for a meeting to settle out of court was still on the table. President Kolarik said "it is always on the table to meet and have Perry Burchfield state his desires. We are willing to have a mediator". Perry Burchfield stated "it is always on my table to be open".

Our next Annual Meeting will be July 17, 2021 at a location to be decided on as we approach July 2021.

Janet asked for a motion to adjourn the meeting, Jim Clinansmith so moved. It was seconded by Michael Kolarik. The motion carried.