

Saddle Ridge Property Owners Association

Annual Meeting at the Barn

Saturday, July 17, 2021, 9:00 AM

Call To Order

Meeting was called to order by President Janet Kolarik at 9:15 AM. Board members present were Janet Kolarik, Joan Jackson, Sally Whelon, Beth Koella, Mary Glarner, Connie Evans, and Sue DuBois.

The meeting was held at the barn again this year. Doughnuts were provided by the POA. Many property owners informed POA members that they liked the option of having the meeting at the barn and President Janet Kolarik said we might have it at the barn again next year since many property owners have voiced their approval of having it there.

New members introduced themselves including Beth Rushing and husband Michael Gass on Chilhowee Loop, Tom and Bellrobin Sardella on Grouse Top, Mitch and Denise Doktycz on Elks Point and Brenda and Ron Muzyngo on Oakwood. The new property owners were welcomed by all POA members.

Minutes

Secretary Joan Jackson asked the property owners to review the minutes from the previous annual meeting that was held on July 18, 2020. No one had any corrections or additions. Smitty moved that the minutes be accepted with a second from Carl Koella. The motion was approved.

President's Message

President Janet Kolarik informed the POA members that the meeting was being video recorded. Janet recognized the board members and thanked them for their dedication to the POA. Janet informed the POA that there are two members leaving. Connie Evans who has been over the Events Committee and Sue DuBois over the Roads Committee. Sue has served 6 years on the board and is current Vice President.

Treasurer's Report

Sally Whelan thanked Smitty for his help as assistant treasurer this year. Sally provided the Operating Statement and Cash Holdings for the period of July 1, 2020 to June 30, 2021, the Budget Variance Analysis for the period of July 1, 2020 to June 30, 2021 and the Budget Worksheet for July 1, 2021 to June 30, 2022.

Sally informed the POA members that 96% of total dues were collected. Sale of properties with dues in arrears were collected.

Sally informed the POA that a significant amount was spent on roads due to heavy rainfall.

A property owner asked about the POA legal fees and Sally informed that the legal fees are listed under Non-Committee Outflows/Other Special Projects with the majority spent on legal fees.

The proposed budget was approved for 2022.

Committee Reports :

Architectural- Beth Koella

No new houses have been built for the second year. There have been many inquiries since Covid started . There are some new owners that will be building next year.

Communications- Mary Glarner

There have been many inquiries about Saddle Ridge, at least once a day. Mary has informed the many people inquiring to refer to Saddle Ridge POA.com. Much information is provided there.

The Ridge Rambler is a quarterly community newsletter with information about Saddle Ridge activities. Members can submit articles or pictures for *The Ridge Rambler* to mglarner@gmail.com.

Saddle Ridge also has a Facebook page to keep members updated about events and other news.

Environmental- Judy Pearson

Judy was absent due to illness. Janet Kolarik reported for Judy.

The Redbuds at the gate were dying so they were removed. Judy has been researching native plants to put in their place.

The Fall clean-up was discussed and hopefully it can be done in person this year.

Everyone was reminded about not feeding bears and to remember to close the lock on the trash barn door.

Events- Connie Evans

The Events Committee hosts several events throughout the year : Women's Potluck Dinner, Annual Meeting and Brunch, Holiday lighting and decorating, Snacks and beverages for Spring and Fall clean-up.

This is Connie's last year as chair but she will remain on the committee.

Equipment- Keith Kennedy

Keith could not attend today. Sue DuBois provided the report for Keith.

Much equipment was purchased through the Firewise funds such as tools, tractor attachments, etc. that can be checked out.

The tractor has had some work done and the mower will be having work done.

Roads- Sue DuBois

Much work has been done by Saddle Ridge property owners.

Lamar maintains the roads and is hired by Saddle Ridge POA. Saddle Ridge POA has done some grading and mowing ourselves. Alex, Rowan and Wrynn Wyss have helped out.

Lamar was hired for flooding repairs and special projects. There was extra expense due to the weather. Much rock has been put down.

Sue reminded everyone to adhere to the 20 MPH speed limit to help keep the cost of road maintenance down.

Firewise- Betsy Smith

Firewise is a nationwide program. Grants can be applied for through Firewise that can provide funding that can be used for community equipment. Saddle Ridge has received up to \$33,000 so far. \$5000 has been received this past year. Funds have been used to provide equipment for vegetation removal, blowers and barriers for safety, etc. Renewal of the Action Plan will be done this year. TN Forestry and the GSM National Park helped to update the action plan.

Blount County Fire Department will respond in the event of a fire in Saddle Ridge. Saddle Ridge is a high risk area. Property owners need to know the routes out of Saddle Ridge. Trees and vegetation should be at least 30 feet away from a house. There should be clear road signs and exit signs. Propane tanks should be labeled.

Barbara Clinasmith and Karen Richardson will do home inspections in Saddle Ridge to help with suggestions for vegetation removal around the outside of a house.

Tom Sardella helped out with pictures , Margaret Akers and Smitty helped to get the report together which goes to the National Firewise Committee.

Janet Kolarik informed the POA that we are very grateful to Betsy Smith for getting the application for the grant done so that Saddle Ridge has received \$33,000 grant funds which has

been used to purchase metal signs and much equipment for vegetation removal within the community.

Introduction of Board Member Candidates

It's time to elect two new board members. Janet asked the two board members to introduce themselves. Larry Clapp lives on Overlook and is looking forward to helping the community and POA board. Betsy Smith lives on Oakwood Dr. and is looking forward to serving on the board and helping the Saddle Ridge community. Betsy has had much experience in helping the community board and heading up Firewise.

The motion was moved to accept the two nominations by Jim Clinasmith and a second by Smitty.

Questions and Comments

Brian Dunlap raised a question about points of egress in the event of a fire. He asked if Saddle Ridge had addressed an escape route.

Betsy Smith has been the Firewise Chair and informed the POA that the Blount County Fire Department and the Forestry Department have informed the POA that all property owners should go to the road at the gate and walk out.

Sky Top Rd is another way out but it was suggested by the BCFD and Forestry to meet at the gate area.

Brenda Muzyngo informed property owners that she is a nurse practitioner and has a mobile practice. She provides primary care such as labs, EKG's, ultrasounds and will go into homes.

Reminders for the new owners planning to build to send out logistics on how to get to your house/lot because GPS may not take you to the lot. The construction workers and building suppliers need to know the correct route to bring the supplies.

Review the Firewise booklet to help you before you begin to build.

The next annual meeting will be July 16, 2022. The location will be decided closer to July 2022.

Janet asked for a motion to adjourn the meeting. Jim Clinasmith moved. It was seconded by Smitty. The motion carried.