

**Saddle Ridge Property Owners Association
Special Board Meeting Minutes**

June 22, 2023

Present: Janet Kolarik, Larry Clapp, Beth Koella, Judy Pearson, Keith Shuster, Betsy Smith, Sally Whelan.

The Board convened a special meeting at 6:10 pm to discuss the SRPOA by-laws, the road impact fee, and the 2023-24 budget.

SRPOA By-Laws. Janet Kolarik reviewed the issue raised by members of the community about the process for imposing road impact fees. Acting on the advice of their attorney, the SRPOA Board recorded in the minutes of December 15, 2005, that the Board could charge a road impact fee. Road impact fees have been charged since 2007.

The Board discussed at length the issue.

Because of some of the input from the community, the Board will initiate a review with our current attorney, Melanie Davis of Kizer & Black, Attorneys PLLC.

A letter will go out to the community before the annual meeting letting members know that the road impact fee has been suspended while the issue is under review.

Architectural Review Committee. Judy Pearson reported one action: an addition has been approved for the Lydics.

Minutes. Minutes for the May 22, 2023, were approved and will be posted on the website.

Budget. Sally Whelan presented an outline for the 2024 budget.

Board members of the Board agreed on three points:

- the budget should not reflect deficit spending
- \$30,000 should be kept in reserve
- any expense going over budget should be approved by the Board

The Board then spent considerable time reviewing each line item. The road maintenance budget will experience the largest cut.

Tractor. Keith Shuster is checking weekly with Gary Brewer about progress on repairing the tractor.

Sally also presented the letters of agreement on modifications of the annual assessment being sent to Carroll, Hylton, and Lohr. The agreements will be reviewed again in June 2025.

Board Members for 2023-24. Members remaining on the Board are Larry Clapp, Michael Gass, Beth Koella, Judy Pearson, Keith Shuster, and Betsy Smith. Sally Whelan has agreed to serve a second term. She will be re-elected at the annual meeting.

Lucy Conley has agreed to be nominated to serve on the Board. Larry Clapp will approach another member of the community to serve. Nominations will be elicited from the community with a notice going out July 8.

Annual Meeting. The annual meeting will be held at 9 am in the barn area.

The meeting adjourned about 9:00 pm.