

The community will review and vote on the annual meeting minutes July 20, 2024.
The SRPOA Board approved the minutes September 20, 2023.

Saddle Ridge Property Owners Association (SRPOA)
Annual Meeting Minutes
The Barn
Saturday, July 15, 2023, 9 am

Call to Order. Janet Kolarik, President, called the meeting to order at 9:10 am. Board members present were Larry Clapp, Michael Gass, Beth Koella, Judy Pearson, Keith Shuster, and Betsy Smith.

Opening Remarks and Welcome. Janet welcomed community members. (49 property owners representing 29 households signed the directory.)

Introduction of New Residents.

Nick and Karisa Cripe	Walnut Flats
Tim and Sharon Hollifield	Park Spur
Joel and Martha Peak	Grouse Top

Approval of 2022 Annual Meeting Minutes. Betsy Smith, Secretary
The minutes for the Annual Meeting held July 16, 2022, were reviewed. A motion to approve the minutes was made and seconded. The minutes were approved by community members.

Financial Report. Janet Kolarik for Sally Whelan, Treasurer.
Patty Burchfield pointed out the road budget for 2023-24 is less than the 2022-23 budget. She noted that crusher run prices are increasing. Janet acknowledged the difference and noted the Board is going to make every effort to stay within the budget despite the increase cost of rock.

A motion was made and seconded to approve the Proposed Budget for FY 2023. The motion was approved.

President’s Message. Janet thanked Board members for their hard work during the past year. She gave a brief history of the Road Impact Fee initiated in 2007. The Board has consulted with Melanie Davis, an attorney with Kizer and Black, and learned that TN State Code 48-53-102 gives POAs authority to impose fees and TN State Code 48-60-202 gives the Board the power to amend the by-laws. Davis suggests amending the by-laws to make it clear to future boards and community members that the road impact fee may be levied on new home construction and remodeling.

Committee Reports

Architectural – Judy Pearson

Judy acknowledged the valuable assistance of committee members Tim Evans and Bob Spista. The committee sent 4 letters of approval for new home building and had approximately 20 inquiries in the last year. She responded to each inquiry and referred the person to the SRPOA website and the Covenants & Restrictions.

Walland Elementary School. Judy Pearson

Judy briefly described SR contributions to the school and asked community members to continue to donate time and money to the school. It is much appreciated.

Communications – Michael Gass

The community uses email, Facebook, the web, and the *Ridge Rambler* to communicate with members. He thanked Roxanne Clapp for helping with the *Ridge Rambler* and Betsy Smith for assisting with the web.

Environmental – Betsy Smith

Betsy thanked community members who responded to Facebook posts calling for help on projects—particularly the Spring and Fall clean-up days, repairing the bridge in the barn area, and painting the gate. The gate was the largest project. A special thank you to volunteers Joan and Rocky Jackson, Sue DuBois, Judy Pearson, and Sally Whelan for sandblasting and painting the gate. They saved community over \$1,000.

Identifying Hawk Hollow now matches the 911 road map.

One note: Bears are very active in SR right now.

Events – Beth Koella

The SRPOA annual meeting, fall cookout, and ladies' potluck were successful events in 2022-23. Watch for announcement for upcoming events.

Equipment – Keith Shuster

The tractor brakes and steering should be installed by the end of the week and then the body work will be done by SR volunteers. He also identified equipment that may be checked by owners, such as trimmers and backpack blowers

He will put out a call for volunteers to help with the mowing and other activities. Volunteers will have to sign a waiver and be trained on the tractor by Lamar Stumpf.

Roads – Larry Clapp

2022-2023 was an expensive year. Trimming along the roads and overdue maintenance Eagle Pass and Elks Point were significant expenses as well as 4 new builds (Elks Point, Oakwood, Walnut Flats, and Gobbler Ridge). SR has been without the tractor for over a year. Over \$20,000 in rock alone purchased. The cost of grading and spreading the rock incurred more costs.

The Board reviewed invoices and options for developing the fee including, for example, distance from the gate, weight of the material, and the size of the house. The Board proposed a simple fee structure to allow less room for argument and make it easier to administer.

The road committee welcomes volunteers to assist the road chair.

Firewise Report. Michael Gass for Beth Rushing

SR has been awarded over \$30,000 since 2017 in Firewise funds for the purchase of equipment, brush removal, and the rental of a chipper.

Beth will send out an email shortly to recruit committee members and to provide information on home assessments. The assessment focuses on hardening the exterior to fire.

Introduction of Board Candidates

Each candidate gave a brief bio of their experience and move to Saddle Ridge.

Dave Glarner

Cynthia Kennedy

Shannon Lydic

Sally Whelan (Sue DuBois)

Ballot Committee: Debra James, Bob Raines, Bob Spista

Questions and Answers from SRPOA Members.

Carl Koella asked that consideration be given to owners of only property to not increase the assessment at an equal rate as the assessment for those who own homes. He asked that the Board estimate that the fees (such as garbage) considered for home owners versus property owners.

Janet Kolarik acknowledged his comment and noted that the road impact fee affects only new home construction. Larry Clapp also noted his concern.

Joel Peak reported that after consulting with an attorney that the SR Board is limited by the C&Rs and bylaws and that “strictly construed” the Board does not have the power to levy fees. He asked for a “different approach,” a “collaborative” approach, one that will identify road damage with weekly inspections to hold the owner and builder accountable. He is not arguing that current owners should cover the cost of road fees for new constructions.

Larry Clapp responded that the Board has met with the SRPOA attorney and is looking for a fair solution that can be administered fairly and is enforceable. The Board is open to suggestions. He will be happy to meet later to discuss the suggestions.

Ron Muzyngo paid the road fee \$750 + refundable \$750. He wants to negotiate the return of the refundable \$750.

Janet Kolarik agreed that the road chair will meet to review the refundable portion of the fee.

Brenda Muzyngo asked why the Board has waited so long to raise the fees.

Janet Kolarik responded that the Board did not see a need to raise the fee until this year when the cost of materials and labor have increased dramatically. This is the first year the Board has gone over budget and had to stop road work in March. Waiting 16 years was a mistake.

Keith Kennedy asked what certifications A&L Land Management had for training SR volunteers. He also suggested that the road chair look at rolling and pressing down the gravel, especially on curves such as on Sky Top.

Keith Shuster responded noting Lamar's experience operating a lot of equipment gives him the credentials to train. The training is required for SRPOA insurance.

Judy Pearson noted that speed contributes to wash boarding. (She also reinforced the announcement that bears are very active in SR right now.)

Keith Shuster suggested shifting into second gear (powering down) is less wear and tear on the roads and brakes.

Tami Cutlip asked if contractors are aware of the 20-mph limit?

Homeowners are asked to let contractors know the speed limit and type of road the crews will be traveling on. The speed limit is posted at the entrance.

Smitty suggested, as he has done, getting the name of the company off of the truck and calling the company's office.

Ron Muzyngo noted that the white lines are painted over holes on East Millers Cove that need fixing.

Janet Kolarik suggested calling Chico Messer with the Blount County Highway Department.

Rob Carroll suggested that SR sell properties that it owns to raise money.

Janet Kolarik responded that the Board will discuss.

Joel Peak read the charter of incorporation for SR, noting that the community will "act in unison." He suggested two ways to improve communication with community members: 1) email the agenda out before Board meetings, and 2) posting a draft of meeting minutes.

Larry Clapp responded that Board will work to improve communication with the community.

Election of Board Members – 2023-2024

Dave Glarner
Shannon Lydic
Sally Whelan

The 2024 Annual Meeting will be Saturday, July 20, 2024

The meeting adjourned at 10:25 am.

Submitted by Betsy Smith

Saddle Ridge Property Owners Association
Budget Variance Analysis
For the Period July 1, 2022 to June 30, 2023

	<u>F/Y 2023 Budget</u>	<u>Actual 12 Months</u>	<u>Variance Over (Under)</u>	<u>Proposed Budget FY2024</u>
Operating Inflows				
SRPOA Assessments				
Current	\$85,200	\$86,769	\$1,569	\$ 88,000
In Arrears	-	839	839	-
In Advance	-	1,200	1,200	-
Other - Road Fees	-	6,750	6,750	-
Other - Insurance	-	10,130	10,130	-
Firewise Award	4,548	4,548	-	-
Total Operating Inflows	<u>\$89,748</u>	<u>\$110,236</u>	<u>\$20,488</u>	<u>\$ 88,000</u>
Operating Outflows				
Road Committee				
Road Maintenance	51,500	78,723	27,223	47,480
Gate Operations	1,000	2,776	1,776	1,000
Special Projects	7,500	9,328	1,828	10,000
Environment Committee				
Garbage Operations	10,000	9,185	(815)	10,000
Lawn Mowing	2,000	2,200	200	2,000
Special Projects	2,000	212	(1,788)	500
Equipment Committee				
Equipment: Fuel and Maintenance	10,000	7,389	(2,611)	8,000
Purchases	3,500	-	(3,500)	0
Events Committee				
Annual Meeting	300	200	(100)	300
Other Group Activities	300	106	(194)	100
Firewise Expenditures	4,548	4,548	-	0
Other Non-Committee Outflows				
Legal	5,000	815	(4,185)	3,500
Telephone	1,400	1,704	304	1,320
Electricity	1,000	1,070	70	1,000
Accounting and Reporting	500	137	(363)	250
Miscellaneous	500	278	(222)	500
Insurance	1,650	1,664	14	1,650
Property Taxes	450	397	(53)	400
Total Operating Outflows	<u>103,148</u>	<u>120,732</u>	<u>17,584</u>	<u>88,000</u>
Net Surplus (Deficit)	<u>(\$13,400)</u>	<u>(\$10,497)</u>	<u>\$2,904</u>	<u>\$0</u>
Certificates of Deposit Interest Income				
Net Change in Cash Holdings		<u>17</u>		
		<u>(\$10,480)</u>		
		<u>7/1/22</u>	<u>06/30/23</u>	
Cash		\$36,612	\$28,637	
Certificates of Deposit		\$32,585	\$30,080	
Total Cash Holdings		<u>\$69,197</u>	<u>\$58,717</u>	