

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

August 14, 2023

Present: Larry Clapp, president, Michael Gass, Dave Glarner, Beth Koella, Shannon Lydic, Judy Pearson, Keith Shuster, and Betsy Smith.

Guests: Joel and Martha Peak met with the Board before the meeting to give their thoughts on how to improve SRPOA policies and procedures.

Board Meeting convened at 6:45 pm.

Minutes for the June 22, 2023, approved

Treasurer's Report – approved Budget Analysis, July 31, 2023

Architectural Review Committee: Judy Pearson. No new activity to report.

Road Committee: Keith Shuster

- Has set a goal of \$3,000/month for routine road maintenance with the hope to spend the remaining monthly budget on trouble spots and special projects with Lamar.
- Addressing issues on Walnut Flats, Gobbler Ridge, Eagle Pass (tree down), and other routine maintenance.
- Reviewing the Muzyngo's request for a refund of the Road Impact Fee. (Larry Clapp)

Equipment Committee: Dave Glarner; Keith Shuster

- No estimate for completion of tractor repair. Keith continues to go by.
- Keith getting keys to the equipment barn for Dave and Shannon.

Communications Committee: Michael Gass

- Plans to publish the *Ridge Rambler* in 3-4 weeks.

Environment Committee: Shannon Lydic

- Will post information about bears at the kiosk and barn and include an article in the *Ridge Rambler*.

- Will solicit articles as needed from Alex Wyss, Sue DuBois, and Beth Rushing (Firewise) for the *Ridge Rambler*.
- Will plan Fall Clean Up for late October/early November.
- Discussed need for bushhogging several areas, including the intersection of Walnut Flats and Grouse Top.

Events Committee: Beth Koella

- Will plan the Fall Picnic for the first or second Sunday in October.

Old Business

- Bylaws change for the Road Impact Fee. The Board discussed at length options for amending the SR bylaws to allow for increasing the RIF. Input from community members was included in the discussion. Board suggestions included citing the Tennessee codes and establishing an approval process that gives community members time to comment on proposed fee changes. The SR attorney, Melanie Davis, will be consulted about the wording of the amendment.

The road fee subcommittee, Keith, Larry, and Betsy, will review road maintenance costs and the refund policy and revisit the recommendation made in the Spring. Beth asked that the review include homeowner impact and cost.

New Business

- Road off Hawk Hollow. The 911 Center does not show a road linking Chilhowee Loop to Hawk Hollow. They will ask the Property Assessor's office to remove the connection.
- POA-owned property at the end of Waters End. The property will need to be surveyed and covered by Saddle Ridge C&Rs before it is sold.
- **Motion:** The Board approved unanimously installing a lock on the electric box that controls the kiosk lighting and gate operation.
- The Muhlfields have requested that a sign be put at the gate asking residents to make sure the gate closes. The Board suggested instead a Facebook post reminding residents.
- Judy will draft a letter addressing the above-ground propane tank on Oakwood.
- Tabled – review of Environment and Communication Committees charters.

The meeting adjourned at 8:50 pm.

Betsy Smith, secretary