

Saddle Ridge Property Owners Association
Board Minutes
June 16, 2022

Present: Janet Kolarik, Larry Clapp, Joan Jackson, Judy Pearson, Betsy Smith, Sally Whelan.
Guest: Hugh Pearson.

Hugh Pearson reported on repairs the Saddle Ridge gate may need. He estimates \$800-900 will be needed to increase the memory and replace the sensors; \$7,000-10,000, to replace the gate opener and code box. The gate is approximately 22 years-old.

He needs to do more troubleshooting before he can determine the extent of the repair. Mary will post on Facebook and send an email asking community members to let Hugh know when the gate is not working.

Janet Kolarik, president, called the meeting to order at 6:17

Minutes: The March 15, 2022, and June 2, 2022, minutes were approved.

ATV Request: The Lazenbys' requested an exception to the ATV rule. They want to purchase CanAm Spyder or Ryker for commuting.

The Board voted unanimously to decline the Lazenbys' request. The Board does not support use of motorcycles or ATVs on the SR roads.

Bulletin Board for Real Estate Notices: Rob Carroll asked that real estate notices be posted on a bulletin board at the kiosk. The notices placed at the corner of East Millers Cove Road and Saddle Ridge Road are disappearing.

The Board voted unanimously to decline Rob Carroll's request to post real estate notices at the kiosk. The Board does not want increased traffic at the kiosk.

Stop Sign Grouse Top/Waters End Intersection: Joan reported a near miss with a resident at the Grouse Top/Waters End intersection and asked that SR consider installing a Stop sign. After discussion, Betsy is going to check if the convex mirror purchased for Saddle Ridge Road is available and if it is feasible to install at the intersection.

Mary will post on Facebook and send an email to remind community members to slow down on the roads. This will also be mentioned at the annual meeting.

Kudzu: Cynthia Kennedy reported kudzu on the paved section of Overlook View. Larry checked and believes it is tulip poplars.

Assessment Fee/Budget Recommendation: Discussion of the increase in assessment and the budget merged into a lengthy discussion. The Board reviewed the proposed increase in assessment and how it will support the proposed budget.

Proposed 2022-2023 Budget

Road Committee	\$ 60,000
Environment Committee	14,000
Equipment Committee	13,500
Events Committee	600
Legal	5,000
Utilities	2,400
Accounting	500
Miscellaneous	500
Insurance	1,650
Property Taxes	450
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Total Operating Outflows	\$ 98,600
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Inflow: Assessment total	\$71,000
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The \$10,000 gate repair is not included. The equipment budget reflects an estimate of \$10,000 to repair tractor. The Road budget includes funding for special projects; however, no projects have been identified.

The Board voted unanimously to accept the proposed budget to present at the SRPOA annual meeting.

After the reviewing the proposed budget, the Board discussed options for raising the annual assessment fee. The C&Rs state that the assessment fee can only be raised in “five (5) year intervals from March 1, 1976, based upon any percentage increase or decrease in the United States Cost of Living Index.” The inflation rate since 2012 is approximately 27%. A&L Land Management’s fees to maintain the roads in SR have increased 20-22% in the past year.ⁱ

Options	Properties	
	Undeveloped	Developed
1 Not raise the fees	\$ 250	\$ 500
2 Increase the fees 10%. The 2012 Board approved the increase but did not implement the increase.	275	550

3	Increase the fees 20% to take into inflation rate over the last 10 years	300	600
4	Increase the fees 40% to better meet budget needs	350	700

The Board approved the motion to raise the assessment fees \$300 for undeveloped properties and \$600 for developed properties. Votes: 8 Yes, 1 No

It has been suggested that SR sell the property it owns at the end of Waters End. The Board needs to do more research. Selling the property will not affect the budget decision for the 2022-23 fiscal year.

2022-23 Board Members: Keith Kennedy and Mary Glarner will not continue on the Board. Beth Koella has agreed to continue to serve. Janet asked for suggestions of community members who may be interested in serving on the Board.

The meeting adjourned at 8:56 pm.

Submitted by Betsy Smith

ⁱ Research after the meeting adjourned determined the Cost of Living Index referred in the Covenant and Restrictions (source: https://www.bls.gov/data/inflation_calculator.htm)

