

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

January 18, 2023

**Present:** Janet Kolarik, Larry Clapp, Michael Gass, Joan Jackson, Judy Pearson, Keith Shuster, Betsy Smith, Sally Whelan.

The Board convened a special meeting at 6:00 pm to address the issue of the SRPOA tractor.

Sally Whelan asked for the meeting to discuss how to best use the \$10,130 proceeds from the insurance claim.

Keith Shuster, chair of the Equipment Committee, outlined the cost of repairs and his recommendation (see attached). Larry Clapp, chair of the Road Committee, provided estimates on costs for using Lamar Stumpf versus using community members to mow and smooth out areas where wash-boarding occurs.

Discussion followed with each Board member asking questions and expressing their opinion about repairing the tractor.

The Board decided to continue the discussion after further research on issues of

- **Liability:** Does Saddle Ridge insurance cover damages/injury if a volunteer is operating the tractor? Sally will check with Nationwide.
- **Training:** Will Lamar train a select few members of the community on safe and effective use of the tractor? Larry will approach Lamar about training.
- **Options:** An overview (chart) of options will be developed by Betsy and Judy.

The meeting adjourned about 7:30 pm.

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## Tractor proposal

I have reviewed Gary Brewer's proposal to repair the tractor and after researching the parts, I was able to get the parts cost down to approximately \$7,277. This plus Gary's labor costs of \$4,500 to do the repairs totals \$11,777. We received \$10,130 from Nationwide. Therefore, if we use that money toward the repairs we would only need to come up with \$1,647 out of pocket to get the tractor up and running again. Dale, Steve and I would work on the cab to get it back in shape.

I strongly feel that we should get the repairs done so that we have a running tractor. It can be used for light mowing, grading the roads, blowing the roads and it has a chipper that can chip branches. We are currently paying Lamar roughly \$105/hour for grading; grading plus blower is \$110/hour, bushhogging is \$135/hour. and blowing using his 4 wheeler is \$70/hour.

I spoke to Keith Kennedy and he informed me that 145.7 hours were put on the tractor between December 2019 and July of 2021. If you take the 145.7 hours times an average hourly rate of \$100/hr. we would have paid Lamar \$14,750 for that amount of work.

As far as the mower goes, I spoke to Keith Kennedy and to Dale Richardson and we may be able to do some modifications to it to make it safer for our terrain. Estimated cost is \$200. That being said, the mower is not intended to be used for bushhogging up the banks and cutting overhanging branches. For that we would really need a bigger, heavier tractor with more horsepower. A more powerful used tractor would be in the upper \$50's-\$60's thousand range or a larger newer tractor would be at least \$70,000. A boom mower that attaches to the tractor would likely be an additional \$10-\$15 thousand. Replacing the tractor with a smaller one is out of the question as it would not handle any of the equipment that we have.

Based on the discussion at our meeting, I don't think there is any interest in investing in a new or used larger tractor, therefore I propose that we fix the tractor. If we sell this tractor, I don't think that we will ever get a new or used one again.

Additionally, if we sell the tractor, we will quickly run through the proceeds for road repairs without having anything really to show for it.

Gary's current timetable to complete the repairs is about 3 weeks.