

Saddle Ridge Property Owners Association

Board Minutes

June 2, 2022

Present: Janet Kolarik, Larry Clapp, Joan Jackson, Beth Koella, Judy Pearson, Betsy Smith, Sally Whelan

Janet Kolarik, president, called the meeting to order at 6:15

Financial Review: Sally Whelan presented the cash flow statement through May 31, 2022 (attached).

Board members discussed the increase in dues announced in *The Ridge Rambler*. The SRPOA Board approved an increase in dues in 2017 [correction: 2012] but did not implement the raise. This Board confirmed that the increase is appropriate starting in 2022-2023. Janet will verify that the Board has followed the by-laws in taking this action.

Roads: Larry Clapp reported that road work will come in under budget for the year.

A resident complained about the condition of Waters End. Wash-boarding on Waters End is a problem. Lamar has graded the road; however, residents' speeding continues to contribute to the problem. Janet will mention speeding at the annual meeting and Larry will note in next *The Ridge Rambler*. Judy called the owner of the property in March about problems with the residents (see Architectural Committee).

Larry will check with Lamar on the status of repairing Chilhowee where the 3 cones are warning about a drop off from the road (shortly before Bear Paw).

Events: The annual meeting will be Saturday, July 16 at 9 am at the Barn.

Beth will rent the sound system from Anderson Rental, get the donuts, and bring nametags. Hugh will help set up and test the system the night before. Judy will bring tables. Betsy will bring a card table and the list of property owners for sign-in. She will make sure the lawn is mowed.

Equipment: no report. Janet will check with Keith.

Environment Committee: Betsy reported

- Michael Gass and Beth Rushing are taking over Firewise responsibilities. They will have a go-bag giveaway at the annual meeting.
- The new package box at the kiosk came in under budget thanks to the 17 volunteers who helped. The US Post Office supported the SRPOA's change in the package box.

- The Board agreed to move the old package box to the Barn and work on a use for it.
- The flower beds at the front gate will be maintained. The redbuds will not be replaced.
- Flagpole: Smitty has asked the Board to consider moving the flagpole. The river birch now hide the pole. He will get the cost and a proposed location to the Board by the next meeting.
- Gate: Cost to send the gate out for sandblasting and powder coating ranges for \$1,500 - \$2,300 with a total cost estimated at \$3,000. This expense will be included 2022-23 budget.

Communications Committee: *The Ridge Rambler* will be published in early August.

Postings on the bulletin board will be refreshed and posted, especially the post about the needs of Walland Elementary School. An announcement of the annual meeting will also be posted.

Architectural Committee: Judy reported

Since the March Board meeting, the inquiries have included minimum square footage required, C&R restrictions, acceptable small home size, and type of houses by Morton Buildings. A realtor contacted her about 2865 Overlook View. The potential buyer wanted to add a 3-car garage with a full basement and an apartment on top. She replied: 1 – SR does not allow rentals, 2 – SR allows only single-family dwellings.

Each inquiry receives a reply and reference to the SRPOA website and the C&Rs. Judy will work with Mary to archive all inquiries and replies through the SRPOA gmail.

There have been no new approvals for construction since March.

New construction was discovered on the property of Kirsten Tapen, Dove Ridge. It appears to be a storage shed with no utility connection and it matches the style of the house. An email was sent asking for a copy of the plans and its intended use. No response has been received.

Since we've had several outdoor structures put up lately and some are not meeting standards, a reminder to submit plans to the Architectural Committee was emailed to all property owners and posted on Facebook. Two owners contacted Judy to confirm compliance with the C&Rs with an existing and future structure.

A call was made to H&M Properties owner Scott McPherson about the shed constructed on the corner of Dogwood and Waters End and concerns about speeding and noise. He was only willing to address the issue of shed. He is renting with their intent to purchase the property. They have been in the house for over a year. Janet will draft letter to McPherson addressing the problems.

Annual Meeting – Board Members: Janet will check with Mary Glarner and Keith Kennedy to see if they will continue on the Board. Beth Koella has agreed to continue to serve.

Scott Schrer's Proposal: Scott Schrer proposed the SRPOA purchase a zero-turn mower and trimmer, he would mow the common property in Saddle Ridge between March and November for free.

Larry researched homeowner-size tractors and found approximate cost of \$4,000. Joan found that the SRPOA would have to invest a minimum of \$5,800 in a mower with a steel deck and a Kawasaki motor that could handle the SR properties. Sally reported that SRPOA currently spends approximately \$1,250 on mowing each year.

After much discussion, the Board voted unanimously not to accept the proposal: This is an investment we cannot make. We appreciate the offer, but the liability and investment are more than the SRPOA can do. Janet will let Scott know.

Equipment for SR use only/liability/paying for damages

Board members discussed the status of the tractor at length. Over the past 2 years, the tractor has been operational about 3 months. Judy gave a brief history stating that it was bought so SR residents could do the road work. At some point, Lamar Stumpf was hired and used his own equipment to improve and maintain the roads.

Joan will pull together the tractor information. She will check with Keith on the current status of the tractor, check with Steve Foster on his homeowners' insurance, and look at original cost/repair costs/re-sale value. She will compare the cost of paying Lamar for mowing the sides of the roads (\$100/hour) to repairing the tractor and using SR volunteers.

After more information is gathered on the tractor and the damage, Sally will look into filing an insurance claim through Nationwide for the SRPOA.

Beth will look into liability waivers and forms for volunteers to sign to agree to pay for damage to borrowed equipment.

Rob Carroll/The Winters: Rob Carroll reported that he spoke with Jacqueline Winters' about her son riding a 4-wheeler on Saddle Ridge property. He put in barriers on his property and alerted the Winters. Larry noted that the issue is not resolved. The son continues to ride on Overlook View. Residents reported several near misses. Janet will check with Rob and then contact the Winters.

Musio/Dunlap: Janet asked the Board to confirm that the dispute is between the residents, not something the Board participates in. The question arose when signs were placed around the community by one of the residents accusing the other resident of stealing trees. Board members removed the signs.

Perry's Pond, etc.: Judy presented maps of the property surrounding Perry's pond and photographs of the new boat dock and roof going on the existing deck. The boat dock has been moved to the east end of the pond.

The Board discussed issues of the use of the property and liability. The property cannot be used for commercial purposes. The pond is his property so any liability would be his responsibility.

The meeting adjourned at 8:06 pm.