

**SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
JANUARY 18, 2016**

PRESENT: Steve Foster, Robert (Smitty) Smith, Hugh Pearson, Darin Suggs, Lynn Hopps, Sue DuBois, Debra James, Ann Tedford

President Steve Foster called the meeting to order at the home of Hugh Pearson at 7:20 PM.

The minutes from the October 19, 2015 meeting were reviewed. Debra James moved to approve the minutes. This was seconded by Sue DuBois. All approved, and motion carried.

Old Business:

President Steve Foster reported that there are no updates regarding the status of the kiosk property boundaries. There are no changes at this time in the utilization of the kiosk.

Hugh Pearson has been in the process of assigning new gate codes to all property owners to insure adequate security for the Saddle Ridge community. Residents will receive new codes with their fiscal year invoice for 2016-2017 POA dues. This notification will include Frequently Asked Questions. The temporary quarterly vendor codes will not change and can continue to be used during this transition.

Hugh Pearson provided an update regarding his work on a community map for Saddle Ridge. He has created a digital version of the map with parcel numbers (consistent with those recorded by Blount County government), roads and a grid overlay. Parcel numbers are shown only on properties with houses. This map will be helpful in identifying areas where roads require repair and can determine how many residents will be affected when special road projects are planned.

Darin Suggs advised that we are over budget with road maintenance due to required repairs including additional rock for targeted areas on Waters End Road and Oakwood Road. Due to this shortage, there was discussion that funds could be moved from Special Projects to Road Maintenance to cover the expenditures. Lynn Hopps moved that we move \$6,000 from the Special Projects budget to Road Maintenance. This was seconded by Debra James. All approved, and motion carried.

Treasurer's Report:

Robert (Smitty) Smith reported that the SRPOA has a positive cash flow as of the end of the second quarter (12/31/15). Annual assessments have been collected from 138 of the 151 property owners, and total assessments stand at \$73,200. It was suggested that letters be sent in late March to delinquent property owners advising them of options for board action regarding the delinquent accounts. Debra James moved to send these letters, and this was seconded by Hugh Pearson. All approved, and motion carried.

Due to unexpected expenses for equipment maintenance and repairs, Smitty is requesting an amendment to the existing budget, moving funds from telephone (\$400), miscellaneous (\$200), property taxes (\$580) and insurance (\$100) to equipment (\$1,080) and accounting (\$200). Smitty moved that these amendments to the budget be approved as stated above. Sue DuBois seconded. All approved, and motion carried.

Committee Reports:

Architectural Committee – Darin Suggs reported that new construction will be starting immediately on house located on Journey's End.

Beautification Committee – Debra James reported that the Fall Clean Up was cancelled due to inclement weather conditions. The Spring Clean up is tentatively scheduled for April 23rd and will include weeding and mulching the flower beds as well as painting the trash barn. The barn was beautifully decorated for Christmas with a special thanks to Larry Elder and a crew of Saddle Ridge volunteers

Hospitality Committee – Ann Tedford reported that the Fall Cookout on October 31st was a success and well attended. The next event will be the Saddle Ridge Ladies Potluck, and the date will be announced soon, most likely in late February or early March. The board reviewed the Event Guidelines for the Saddle Ridge Barn Event Guidelines. Discussion followed, and several changes were made. Sue DuBois moved that these guidelines, as amended, be accepted. Lynn Hopps seconded. All approved, and the motion carried.

Communication Committee – Lynn Hopps reported that all minutes are up to date on the website. It was decided that following each board meeting, a brief summary will be posted on the website. This will provide timely POA updates to property owners.

Roads Committee – Darin Suggs reported that more rock will be placed on targeted areas of Waters End Road and Oakwood Road. Steve Foster noted that the board has received compliments about the improved condition of the roads.

New Business:

Robert (Smitty) Smith informed the board that the mowers who maintain the grounds are increasing the charge for their services by 50%. As a result, we will be seeking bids for this service from other landscapers.

Steve Foster requested that each committee chairperson create a mission statement for each committee. These will be discussed at the next meeting as the board continues to re-evaluate the purpose/function of each committee.

Steve also asked the board to consider ways to obtain feedback from residents regarding their issues, concerns and opinions regarding the Saddle Ridge community.

Sue DuBois proposed that environmental issues and best practices be incorporated into the Beautification Committee and also suggested re-naming the committee to reflect the added scope and purpose.

The next Saddle Ridge board meeting will be held on March 14, 2016, at the home of Steve Foster.

Since there was no further business, Lynn Hopps moved that the meeting be adjourned, and Robert (Smitty) Smith seconded. All approved and motion carried. The meeting ended at 10:30 PM

Submitted by Ann Tedford