

SRPOA BOARD MEETING
APRIL 16, 2012

President Scott Schehr called the meeting to order at 7:10 PM.

PRESENT: Scott Schehr, Nancy Cain, Jim Tedford, Jim Harmon, Darrin Scruggs, Bill Harriman, Debra James, Lynn Hopps, Recorder Ann Tedford

TREASURER'S REPORT:

Bill Harriman reported a \$39,159 balance in our checking account and a \$27,521 balance in our CD. Road expenses are down \$17,000 from last year due to the milder weather conditions. Currently, our road expenses are averaging \$300 per month, and we are waiting for the final bill from Perry Burchfield for expenses incurred for repairs on Chilhowee Loop.

Because of the surplus in our budget, payoff of the mortgage for the lots purchased by the SRPOA has been suggested. Discussion is being deferred to the June Board Meeting.

It has been suggested that the Board consider a 10% increase in annual dues. Dues could be raised by this percentage, however, collection would be suspended. The Board could annually re-evaluate the needs of the SRPOA and would access the increase only if there was a need. This topic is being deferred until June Board Meeting.

PRESIDENT'S REPORT:

Scott Schehr reported that the Board will soon be taking nominations for the two upcoming Board positions. The Nominating Committee will consist of retiring Board Members Jim Harmon and Jim Tedford. Bob Spista is ending his first term, however, he is eligible to run for election to a second term.

COMMITTEE REPORTS:

Architectural Committee – Chair Phil Spaminato:

Scott Schehr reported on behalf of Phil Spaminato that the Architectural Committee will review the letter sent by SRPOA to property owners considering new construction to insure alignment with the CCRs. The letter will request that the property owners and builders adhere to the CCRs.

Beautification Committee – Chair Martha Frink:

Scott Schehr reported on behalf of Martha Frink that Clean Up Day was a great success.

Hospitality Committee – Chair Barb Clinansmith:

Scott Schehr reported on behalf of Barb Clinansmith that the Ladies Annual Potluck on 3/20/12 was the most successful women's event thus far.

Roads Committee – Chair Bob Hood:

Scott Schehr reported on behalf of Bob Hood regarding the repairs made on Chilhowee Loop. The roads appear to be a little "soft" due to the lack of rain and the need for the gravel to be compacted. Once we receive a substantial amount of rain, the road crew will be able to compact the gravel and test for drainage.

Communications Committee – Chair Jim Tedford:

Jim Tedford reported that the Saddle Ridge website was temporarily down due to miscommunication but will be re-activated in the near future. Additionally, it was suggested that a rotating Saddle Ridge blog be established as part of the website.

Scott Schehr complimented the quality of the Ridge Rambler, citing the strong community feel to the publication with thanks to Melba Harmon and Roxanne Clapp. Scott suggested that contributions from residents be encouraged to keep the RR lively and community focused.

Firewise Committee – Chair Sarah Williams:

No report.

OLD BUSINESS:

Scott Schehr reported that the CCR interpretation was posted in the recent Ridge Rambler publication, and he has already received feedback.

Scott suggested that, going forward, we obtain legal advice regarding the Board's ability to change the CCRs since the DCA no longer exists and there is no longer a developer. Any changes would be made gradually.

Maintenance of DCA owned areas – Upkeep of these areas is now being performed on a regular schedule, and we are paying \$800 per quarter for these services. If any of the mowed/maintained areas become acquired by a new owner, SRPOA would not continue the upkeep. The new owners would assume all responsibility for maintenance and upkeep of their property.

Saddle Ridge Road Signs – Nancy Cain reported that the county road sign at Saddle Ridge Road and East Millers Cove will be completed within 3 days per her conversation with a county representative.

The Board has approved up to \$200 in expenditures for having signs created for Saddle Ridge entry coming from 321 and from Pigeon Forge. Scott will pursue the signage within this budget.

Audit – A prior audit conducted for SRPOA five years ago was not completed properly. Bill Harriman will create a summary of financial practices and submit this to a financial specialist for recommendations regarding what type of audit/review is required for SRPOA.

Resident Vehicle ID – Debra James will order the car tags (they will hang on the rear view mirrors with a reflective feature), and these will be distributed at the annual SRPOA meeting in July. Each permanent household with a structure will receive 2 car tags and lot only owners will receive 1 tag. There will be a minimal charge (\$5.00 has been suggested) for additional tags.

Nancy Cain moved to authorize Debra to spend up to \$800.00 for the tags and this was seconded by Jim Harmon. Motion passed.

Mail Boxes – Scott Schehr reported that there is only one mail box remaining for Saddle Ridge residents, and it is now necessary to order a new set of mail boxes from USPS. The cost for this could be up to \$1600. Jim Harmon moved to authorize Scott to order the new mail boxes pending notification of pricing, and this was seconded by Lynn Hopps. Motion passed.

NEW BUSINESS:

None

NEXT MEETING:

The next SRPOA Board Meeting will be held on Tuesday, June 26th at the home of Jim Tedford.

The annual SRPOA Meeting will be held on July 21st at 10:00 AM.

Meeting adjourned at 8:45 PM.