

Saddle Ridge POA Board Meeting

June 15 ,2021

Present : Janet Kolarik, Sue DuBois, Mary Glarner, Keith Kennedy, Connie Evans and Joan Jackson. Judy Pearson and Sally Whelan provided written reports to the board since they could not attend.

President Janet Kolarik called the meeting to order at 6:12 PM.

Previous minutes were approved by all board members.

Treasurer's Report

Sally Whelan provided the financial report per email prior to the meeting for board members to review. Sally was out of town and could not attend tonight.

Committee Reports:

Architectural Committee

Beth reported that inquiries have slowed down a bit. She did receive a call from someone that is interested in the house on Waters End that is unfinished. She was wanting to use the foundation and tear down the walls. Keith said the foundation has some problems and an engineer was coming to take a look at it.

Communications Committee

Mary Glarner reported that the inquiries have slowed down some since the last meeting. Someone wanted to put beehives on a lot and another wanted to know how many goats and chickens would be allowed. Mary continues to do the Ridge Rambler with updates from members and residents.

Environmental Committee

Judy agreed with Sally about the increased amount of \$2100.00 to be added to the environmental budget since prices have gone up.

As far as spring cleanup goes we had volunteers do SR gate to the Forestry Station and SR road/ East Millers Cove Rd intersection to the gravel pit completed. In other areas we have 6 folks volunteer for roads within SR. I have 4 other areas people volunteered for but they have not notified me the job is complete. There may be other areas that people covered but did not notify me they were doing it or completed it. I thought after tonight's board meeting I would do a reminder paragraph on SR Facebook to see if anyone else did an area and did not let me know. Other than tires or cans that the Carroll's found on the Park Spur that need to go to the dump we have had no one to notify us of other items to go to the dump and the Pearson's will take care of that.

I have not talked to anyone yet about the Duck Inn; as soon as I am feeling better I will try to talk to David Glarner about it.

The Wyss's have agreed to take out the dying redbuds. I made another call to Stanley's about a replacement redbud and she gave me the name of a species - Rising Sun- to research. This species should not grow high enough to need trimming by the utility Co. I am researching that particular species of redbud and once I know what the cost will be I will report back to the Board. Needless to say I am hoping the price of 2 of them will be no more than what the Board voted on, which was \$300.00 total.

Hope everyone noticed the new warning signs on the gate. They were no trouble for Hugh to mount.

As everyone saw I asked for volunteers who would clean and paint the gate and have heard nothing back at this point. I am thinking of doing it myself and asking for volunteers to work with me. If I do decide to do it, I will be looking for fast and easy ways to do it but do it right.

I do plan on being well enough to make the annual meeting or I am waving a magic wand and making it 2022.

This was taken from Judy's written report that was provided to the Board in her absence due to illness.

Equipment Committee

Keith Kennedy provided a report about equipment and maintenance to the board.

The mower has been waiting on parts delayed by shortages from vendors. Keith did some cutting on June 13th and took the mower to his house to grease, oil and inspect the unit. Cutters are beat up and the entire housing unit is torqued (twisted) from the outside of the mower to the inside. The belts are not running perfectly aligned. We will check the wear of the belts. Once the fenders are reinstalled, mowing can continue with careful use to ensure further damage to the unit doesn't take place. During the testing of the unit, the unit is squeaking quite a bit when the PTO is engaged. The limiting factors right now for hillside mowing is the lack of lift to mow the sides more than 2.5 to 3 ft high. We will continue to have overhand from higher growth. This unit is not made for the rough terrain we have here. A much heavier gage of steel and parts are needed for future use. While the mower was obtained with Firewise funds, my opinion is that it will be expensive to repair and maintain over time. We may need to evaluate the real needs vs the cost of having areas mowed. Something similar to the boom mower that was sold as salvage 2 years ago would be the ideal choice but that is expensive.

The chipper is currently down and will be evaluated this weekend. It dumped oil and stopped feeding. It may be a simple hose blowing out but until the housing can be removed and unit examined, there is no way to tell. The unit had been checked for oil and blades swapped earlier this year.

Tractor is working fine since returning from the shop, oil, air and fluids will be checked this coming weekend, June 19-20.

All other equipment is working, no issues have been reported or found. Grass is high behind the barn where the bush hog, box blade and road boss is stored. We might consider putting rock down to help control growth. Long term it might be beneficial to pour concrete and add a high roof behind the barn to store tractor implements as we move forward. Covered storage will prolong the life and prevent rusting and damage from the elements. It would also provide a safe environment in which to attach/detach equipment from the tractor's 3 point hitch.

A budget request of \$5000.00 for the next year. Since the tractor and additional implements (mower and chipper) are now under the maintenance budget, this will allow for regular maintenance and more expensive repairs that come in. It will also allow for smaller purchases (hydraulic hoses, hydraulic cylinders, oil, gas, grease and hydraulic fluid) to improve and maintain the existing equipment.

All smaller equipment is working. We need to ensure that sign in/out logs for both the equipment and the tractor are filled out and maintained properly.

Events Committee

Connie Evans informed the board that everyone should bring their own chairs and beverages to the annual meeting which will be held at the barn again this year. Saddle Ridge will provide

doughnuts for everyone. The number of doughnuts will be determined according to how many residents attended last year.

Roads Committee

Sue DuBois informed the board that we may go over budget due to the road damage caused by the flooding in early May. The heavy rains displaced the concrete blocks at the gate, washed out Walnut Flats at the stream crossing and caused several bad ruts on roads throughout Saddle Ridge. Luckily, we had earlier hired a crew with Firewise funds who had just completed clearing out all the tiles in Saddle Ridge so that probably helped in some areas. Lamar was able to schedule us in quickly and replaced the blocks at the gate and fixed Walnut Flats so there was little disruption to road traffic. He and his crew also graded most of the primary and secondary roads and added gravel where needed. Since this is the time of year when we catch up on regular road maintenance, grading and adding rock, we will hit budget on regular maintenance but go slightly over on Special Projects. The flood damage repair will be charged to Special Projects. Sue proposed increasing the road budget for next year back to \$35,000 for road maintenance (since we had decreased it in 2020) and \$15,000 for special projects (for the Chilhowee or Park Spur project proposals and for extreme weather events since these flooding rains seem to be more of the norm). Lamar also began work on the Elks Point Special Project installing tiles and ditching the road. The road will be closed for a week.

Old Business

Janet Kolarik informed the board on the status of Burchfield's lawsuit.

New Business

Janet and the board discussed the annual meeting that is coming up in July. The board discussed re-scheduling in the case of rain. The PA system will be rented from Anderson Rentals which is very reasonable. A few tables will be needed for doughnuts and Firewise materials. It seemed that everyone enjoyed having the meeting at the barn last year. Positive comments were received from residents. The meeting will be recorded.

A resident has concerns about the gate phone not working correctly and it might be time to update it. It doesn't work when it rains and is hard to see when the sun hits the face of it.

Another resident is concerned about the noise on the parkway from motorcycles.

Janet has had a lot of realtors call her about overnight rentals in Saddle Ridge. The board discussed having no rentals at all.

Some residents are leaving the trash barn unlocked or unlatched. Residents need to be mindful of bears getting into the trash. .

The board adjourned at 8:10 PM.