

SADDLE RIDGE PROPERTY OWNERS ASSOCIATION
BOARD MEETING
June 11, 2020

Present: Janet Kolarik, Sue DuBois, Robert Smith (Smitty), Alane Wyss, Beth Koella, Connie Evans, Mary Glarner, Keith Kennedy and Judy Pearson.

At 7:05 pm, via Zoom, President Janet Kolarik called the meeting to order. Secretary Judy Pearson presented the minutes. There were several corrections to be made. The corrections will be made after which the revised minutes will be distributed via email to the Board to approve them.

TREASURER’S REPORT – Robert Smith (Smitty)

Smitty had earlier distributed a financial report for the year current year through May 31, 2020 for the Board’s review. This report is for internal use only. He asked for questions and comment but received none.

Included in the report were two versions of the Budget Variance Analysis. One used the traditional format that we have been using for the past 6 years. The second version reported outflows by committee (where possible) with other outflows reported separately. Smitty recommended using the committee format for the budget to give each committee “ownership” of their portion of the budget. Only committees that have a budget for the following fiscal year are included on the budget. After some discussion, the Board decided to use the new budget format going forward.

For the annual meeting, Smitty will prepare the usual financial report for the association. In addition to the cover page, it will include the Operating Statement and Cash Holdings and the Budget Variance Analysis (using the old budget format) for Fiscal Year 2020. It will also include the budget for Fiscal Year 2021 using the new budget format. Smitty will distribute the new budget for review and approval. He emphasized that it is very important for all Committee chairs to their amounts and make any recommended changes.

COMMITTEE REPORTS:

Architectural Committee – Beth Koella

No requests have been received for building a new home. A couple of requests have come in to modify existing structures – one to update a shed and one to enlarge a shed. As a reminder all submissions of architectural plans and results should be archived on the Saddle Ridge google drive.

Communication Committee – Mary Glarner

On July 3, 2020, Mary Glarner will announce the Annual Meeting on Facebook and email. Included with location and particulars will be a notice that weather or the pandemic could create a postponement.

She will also inform property owners that any nominations for the Board must be received "1" week before July 18, 2020.

Environment Committee - Alane Wyss

Spring cleanup was a success logging in 20 hours of work completed by volunteers.

We were made aware that Tennessee Dept. of Environmental Conservation (TDEC) was contacted about the illegal stream crossing into Saddle Ridge at the end of Gobbler Ridge Road. They sent out an officer to investigate. We were notified that TDEC is going to send a notice of violation for installing a stream crossing without coverage under an Aquatic Resource Alteration Permit. Mr. Abington will be required to move the tile and dirt crossing from the entire area.

Sue DuBois was to check the Blount Planning Department to see if any new construction is taking place that would affect our area. Nothing is taking place at this time.

Betsy Smith will have Firewise information packets to pass out at the Annual Meeting to new residents. She would like 5 minutes to explain how the grant monies were spent for the fiscal year 2019 thru 2020. Grant applications for 2020 thru 2021 opens in August and she is asking for ideas. We are eligible for up to \$500 for education and up to \$10,000 for our fiscal year. Last year we received \$2,800 spent on new tires for our tractor, a come a long and a fire danger level warning sign.

Alane would like to have a covered, lockable bulletin board case. A motion was made by Sue DuBois to purchase a new lockable bulletin board to be placed at the kiosk immediately. Alane Wyss second the motion and all agreed.

Sue brought attention to the fact that there needs to be some road side brush clearing done in some areas. It was discussed whether we use the mower versus spot cleaning. Our roads are starting to be crowded by overgrowth on Eagle Pass, Elks Point, Chilhowie Loop, etc. Just spot clearing with a weed eater or pole saw will do it and we ask for volunteers rather than paying someone to do the work.

Events Committee – Connie Evans

Connie is going to contact Carol Story our contact person at Walland Methodist church to let her know that due to the COVID-19 pandemic we won't be having our annual meeting at the church this year.

Equipment Committee – Keith Kennedy

Keith is working on pricing along with which combinations will give us the most use with the tractor. A new hitch would work with the mower, blower, chipper and maybe one other piece of equipment. The big pieces of equipment, the blade, road box, the box blade and maybe the bush hog will need a different hitch. The cost will be about \$500 or less. The new hitch will create faster hookups completed in minutes instead of 45 minutes to an hour.

In the equipment barn we need a place to keep the Christmas decorations up safe so they are not damaged when people remove saws, weed eaters, pruners etc. Keith would like to construct some sort of box to protect the items.

Road Committee – Sue DuBois

Lamar worked on Waters End and Walnut Flats recently. He also fixed the drainage issue on Poplar Bluff and graded, ditched and added gravel which hadn't been done in a few years so it's in good shape now. Sue's hoping he will be able to finish replacing the culvert down at the dam which we budgeted for this year before the end of June. Keith has offered to do some work on Eagles Pass and Elks Point. The Walnut Flats 2 area was graded by Lamar recently down to the turnaround but we may need to do some more work beyond. Sue will prioritize the areas needing attention. We will also do some grading out Overlook. Areas with little or no traffic are getting grown over with vegetation but we don't need to maintain the road that goes out from Overlook until it is developed. "

Old Business

Lawsuit update – we have a court date for July 1, 2020 at 9:00 am. The legal committee will be there to hear whether or not Melanie Davis can still be our attorney. Melanie is waiting on some information to complete her answer to Perry Burchfield's attorney who wants her removed as our attorney. As soon as Janet receives a copy she will forward copies to our legal committee and the Board members. The question was asked "could we have Melanie give us an estimate on how much more it could cost SR to finish out the lawsuit".

Janet will also have Melanie Davis give us a response in writing that can be distributed at the Annual Meeting in case Perry Burchfield starts commenting on anything about the lawsuit.

After much discussion it was decided to hold the Annual Meeting at the barn area using rented sound system, we will ask property owners to bring a lawn chair, beverage if desired and sit using social distancing for their safety. If it rains we will regroup and set another date using our barn area or make it a virtual meeting. Mary Glarner will discuss renting a sound system with her husband as he is a musician and is experienced with this equipment.

Len Hudgens /Yield sign – At the April 16, 2020 Board meeting we vetoed a yield sign where Taylors Ridge meets Journeys End. Mr. Hudgens purchased and installed a yield sign himself. It was removed and Mr. Hudgens was informed where the sign was. Janet wrote him on January 20, 2020 stating that the Board vetoed his request for a yield sign and when he gets it back – do not put it back up. He got it back, put it back up, and he put up a camera to see who removes it. Sue DuBois – Road Committee Chair will remove it, return it to him, and inform him again of the Board's decision.

New Board members- Janet is waiting to hear from Teresa Muhlfeld if she is willing to serve on the Board. Joan Jackson has agreed to serve and Janet Kolarik is up for re-election. Robert Smith (Smitty), having completed two full terms, will be leaving the Board.

New Business

A home owner expressed a dislike for all the real estate signs at the intersection of EMC Rd. and SR Rd. and could something be changed. Since that is not our property, it belongs to Blackberry Mountain nothing can be done.

There is a problem with Amazon deliveries in Saddle Ridge. They are driving in Saddle Ridge to complete home deliveries. The decision was made earlier that no delivery services were allowed to enter Saddle Ridge. The problem is Amazon contracts out to independent companies to do their deliveries. They are also leaving packages outside the FedEx/UPS box. It was decided that Sue DuBois, Road Committee Chair will contact Amazon to solve the problem.

We need to send a response to Brandy Rohrer's letter. It was decided to use the response Mary Glarner wrote and combine it with a response written by Judy Pearson. By combining these two letters we will address all of Brandy's issues. Judy and Mary will collaborate to compose the response and send it to Janet.

Our next meeting will be on July 8, 2020 at 7:00 pm. via Zoom. At that time final discussions will be made regarding our Annual Meeting based on what is happening with the pandemic. Sue DuBois moved we adjourn, with a second from Keith Kennedy. The motion carried.