

Saddle Ridge Property Owners

Important information and updates for the members of SRPOA:

March 20, 2014

- OWNERSHIP OF PROPERTY BY SRPOA: A property owner made a valid point at the 2013 annual meeting about the properties owned by the SRPOA: that the SRPOA should not be in the business of holding and trading in multiple properties. It is the intent of the SRPOA board to own only the single property necessary to operate the SRPOA effectively and maintain common areas that are desired by the owners.

In 2006 the board was given a legal opinion that SRPOA needed to be a property owner in Saddle Ridge to collect fees and enforce liens for non-payment of fees. There was also concern that DCA was going to make SRPOA remove the road equipment from the barn area, leaving the road crew with no place to store its equipment. DCA was unwilling to sell Lot 19 to SRPOA at that time. The SRPOA then purchased two lots, Section 2 lot 20 and lot 21, on Oakwood Road.

In November 2012, the board unanimously (and at the request of numerous property owners) agreed to purchase at auction, Lot 19, which is comprised of three tracts, tract one being the larger lake and barn area on Chilhowee Loop Road, tract two the upper lake and surrounding property on Waters End Road, and tract three near the end of Waters End Road. This was done to protect the SRPOA's interests in maintaining use of the barn area and preserving the desired use and enhancement of the common area encompassing the lower lake and barn areas.

The board has agreed to pursue divesting all properties with the exception of Lot 19, tract one. To that end, Lot 19, tract two was recently sold. Lot 19 tract three and Oakwood Lot 20 and 21 will be marketed through a realtor this spring.

The sale of these properties will allow SRPOA to retire our debt and be on an excellent financial standing going forward.

Informal negotiations with several potential buyers for the Oakwood lots have proved to be unsuccessful. Any SRPOA member who has an interest in purchasing one or more of these lots is welcome to call SRPOA President Scott Schehr, 983-1871, or email at scottschehr@yahoo.com.

- SALE OF LOT 19, TRACT TWO: The upper lake property, Lot 19, tract two, was sold to Perry Burchfield with the approval of the board. Mr. Burchfield has stated that he has no designs on making a commercial use of the property. He is cleaning off the shore to improve access. He has said that he will make sure that the creek that feeds the lower lake is running clearly to preserve the health of both lakes. He

will be assessing the dam that encloses the lake is in good repair. He cannot build anything requiring septic, as the property does not perc, and the setbacks from the lake would not meet code. He has said his interest is only to preserve the natural beauty of the lake. He has said that he may erect a boardwalk along the shore of the lake, but not in the near future.

The association's best interests were served by selling the tract and offsetting some of our debt for acquiring the three tract property, removing the tax burden, as well as the potential maintenance expenses of the dam and lake. It is in Mr. Burchfield's best interest as an owner of multiple properties in SR to maintain the property in a way that enhances our community, and he has the resources to do that.

- SRPOA BOARD'S AUTHORITY TO ACT: A property owner recently asked by what authority the SRPOA board has acted in acquiring and selling property using SRPOA funds.

The Bylaws of Saddle Ridge Property Owners Association, adopted on June 2, 2006, grant the authority to the board of directors to manage the affairs of the association, specifically in Article Seven: Board of Directors: Section 1. General Powers. "The affairs of the Association shall be managed by its Board of Directors. The Board of Directors shall have all the powers necessary or appropriate for the administration of this Association and may do all such acts and things as are not prohibited to the directors by law, the Charter of Incorporation, the Restrictions, or these By-Laws..." And Article Ten: Contracts, Checks, Deposits and Funds: Section One. Contracts. "The Board of Directors may authorize any officer to enter into any contract or execute and deliver any instrument in the name of the Association and such authority may be general or confined to specific instances." The full By-Laws are available for your review on www.saddleridgepoa.com.

- RUMOR REGARDING BLOUNT COUNTY CONCERN ABOUT LOWER LAKE DAM: A property owner recently told Scott Schehr that he had a conversation with several representatives of Blount County, who expressed concern about the integrity of the dam on the lower lake should the beaver dams in the wetland adjacent to the lower lake fail in a flooding event, and that if the dam were to fail that Saddle Ridge Road and East Millers Cove Road could be seriously damaged, with SRPOA potentially being held responsible. To date, SRPOA has received no notification from Blount County of any concerns. In the summer of 2012, Scott Schehr met with two engineers from the State of Tennessee, who inspected the dams and found them to be intact and appropriate for each of the lakes. They did not express any concerns at that time. The SRPOA board will address any concerns that Blount County may have upon notice from them.

In 2013, a wetlands committee was formed by the board to provide recommendations for the resolution of issues on the lower lake and lot caused by the beaver population. They were charged with developing a plan to prevent blockage of the main drain tiles at the dam on the gate side of the lake, as well as

prevent and potentially reverse the loss of property at the barn side of the lake lot. Hugh Pearson is the board appointed chairman of this committee, with members including Judy Pearson, Martha Frink, Alex Wyss, Liz Domingue and Lorraine Smith. As a result of their efforts, a device was installed to prevent the beavers from blocking the main drain tile from the lake. This committee continues to assess the impact that the wetlands may have on the lake. This group will be asked to assist our road committee in addressing any concerns raised by Blount County.

- ACTIVITY AT THE BARN: Over the past several months, the SRPOA board has considered a request by some residents to house their horse at the barn. At the last board meeting, the board agreed to allow the horse to be housed at the barn. The agreement is that the horse must be housed at no expense to SRPOA. The residents, at their expense, will make repairs to the stalls and tack room of the barn and to the fencing of an area appropriate for one or more horses. The residents will also pay an annual road impact fee to the association. The horse will be required to remain at the barn property at all times, and not taken onto the roads of Saddle Ridge. Those repairs and enhancements are complete, and Murphy will move into his new home soon.

There is a stall available for an additional horse at the barn, and the SRPOA board would be willing to make the same agreement with another owner on first come, first served basis.

- SPRING SADDLE RIDGE AND EAST MILLERS COVE ROAD ROADSIDE CLEANUP: The Beautification Committee has set Saturday, April 12, 2014 at 8 a.m. for the spring Saddle Ridge and East Millers Cove Road cleanup day. Work will be done on the flowerbeds throughout Saddle Ridge. Repair work and cleanup will also take place at the barn. A dumpster, which may be used by all property owners, will be placed at the barn area this year, to help facilitate the repair and cleanup of the barn, and have it away from the front entrance of Saddle Ridge. Please support the Beautification Committee as they work to make a more pleasant community.
- ANNUAL LADIES POTLUCK: The annual Ladies Potluck will be held on Monday, March 25, 2014, at 630 p.m. at the home of Barbara Clinansmith, 2023 Oakwood Road. Ladies are asked to bring a dish to pass. To RSVP call 980-1727 or email anntedford@bellsouth.net.
- ANNUAL MEETING and BOARD NOMINATIONS: The SRPOA annual meeting will be held at the Walland United Methodist Church, 309 East Millers Cove Road, on Saturday, July 19, 2014, with breakfast starting at 930 a.m. and the meeting at 1000 a.m. There are two board members whose first three-year term is expiring: Darin Suggs and Lynn Hopps. They have agreed to stand for reelection for a second term. There is one vacant position available for nomination, as well. Any SRPOA member(s) in good standing may nominate themselves or other eligible members (with their consent) interested in serving on the SRPOA board of directors. Nomination may be made in advance by sending a notice to any board member, so the candidate can be placed on the ballot and any biographical information may be

provided to our members prior to the election. Nominations may also be made from the floor at the meeting. The members of the board strongly encourage and welcome all nominations.

Active and willing volunteers to serve on the board, as well as those joining the various committees that serve our membership enhance the strength and effectiveness of our association. We encourage all to participate, it is a great opportunity to get to know your neighbors, develop relationships and provide service to your community.