

Saddle Ridge Estates Association, LTD
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SREA Board of Directors Meeting
Monday, October 17, 2016
Portage Public Library

Present: Bud Lawrence, Micki Fuerst, Gary Guckenberger, Gary Herwig, Anastasia Kinney, Patricia Smith
Absent: Margie Druce

Guests: Bill & Sarah Mautz, U638, Marvin & Gladys Timm, U6033, Pam Barreau, U6012,
Teresa Hughey Groves, U6022, Sharlene Fisher, U615.

Unit 6012, Pam Barreau, asked a question as to how the prior work orders would be handled with new building Director. Gary Herwig, Bldg. Director, said that new work orders should be filled out.

Meeting called to order at 6:00pm

Secretary Report: (Smith) Gary Guckenberger distributed August minutes. Bud Lawrence reported on the SREA Annual Mtg. and the election of new Directors and the August meeting minutes. Guckenberger motioned to approve the minutes for both and Herwig seconded.

Treasurer's Report: (Fuerst) August and September Balance sheets distributed. Overall a good fiscal year. Sewer budget a bit over due to more people here in winter and the lift station needed a repair that is a shared expense with other Associations. Herwig motioned to approve, Guckenberger seconded.

Building's Report: (Herwig) U636 is slated for new siding in the spring, U6026 will get a new roof as well as the Pump House/Water Containment Bldg.

Utilities Report: (Druce) Read by Lawrence. **Utilities:** All water tests have come back safe. Regular maintenance is being done. One home with underground sprinklers has been sold in the Forest and Dan Steeger (Forrest Association President) is getting proper paperwork signed or sprinklers will be shut off. **Grounds:** Druce and Lawrence along with Karl Stewart rode around and made note of various tree's in need of trimming & would coordinate with Gary Herwig when the gutter cleaning is scheduled.

Roads Report: (Guckenberger) 2 driveways were redone and a pothole was repaired as well as the washout in Ct. 2. Ct 1& Ct 4 washouts have not been repaired yet. Snow removal bids are on going.

Sarah and Bill Mautz (Tree Committee) spoke about a Spring walk around looking for spaces to plant new trees. They prefer that the homeowner does the watering but they want to do the pruning as it is critical to the life of the tree. They also call Diggers Hotline when planting time comes around.

President's Report: (Lawrence) The suggestion was made to revamp the duties of each Director with the following recommendations:

Utilities – adding garbage issues

Roads – all pavements, driveways and snow plowing

Grounds – grass mowing, tree trimming and brush pick up

Buildings – siding, roofs, patios and gutter cleaning

Overlap will be worked out by all Directors.

Gary Herwig motioned to adopt a revision of Directors duties.

Marv and Gladys Timm had a concern about the culvert from the pond by Green #3 and Tee #4. They observed that the water in the marsh was going down but the pond seemed to be staying the same. It was determined that any issue with the pond/culvert was the responsibility of Pine Trails Golf Course. They were also concerned about the poor lawn mowing and trimming. Karl Stewart has been spoken to on numerous occasions about these issues and hopes to get them resolved.

Old Business: (Herwig) Trash containers have been delivered with new recyclable containers yet to be delivered. Recyclables will be picked up every other week and even tho there have been some kinks, they are being worked out. Discussion of Unit 611 inspection of possible water leak into the unit. Micki Fuerst stated that 2 certified letters were sent, and the letters were returned undelivered. Board decided that Micki Fuerst will call the owner to arrange a definite date for the inspection.

The ballots for the sewer hookup were tallied and Gary Guckenberger supervised the counting of the votes by Pam Barreau and Teresa Hughey Groves. Out of 137 ballots sent to homeowners, 94 ballots were returned with 90 voting Yes, 3 No, and one was blank. A quorum of 92 votes was needed for a Yes/No vote. Since there weren't a majority of votes for yes or no, the Board will be sending out a second mailing to the unit owners who did not send in their ballot by October 14th, .

New Business:

Signs: Board reviewed the sign rule and made note that State Statue 703;105 (1) states,"No bylaw or rule may be adopted or provision included in a declaration or deed that prohibits a unit owner from respectfully displaying the United States flag" and (1m) states, "No bylaw or rule may be adopted or provision included in a declaration or deed that prohibits a unit owner from displaying in his or her condominium a sign that supports or opposes a candidate for public office or a referendum question."

Also noted was 703.105 (2) Notwithstanding subs.(1) and (1m) , bylaws or rules may be adopted that regulate the size and location of signs, flags and flagpoles.

Board will be discussing size and locations. Our Bylaws do state that occupants still need Board approval.

Anastasia Kinney asked what the procedure was to paying invoices.

Gary Guckenberger gave an example of his road contract agreement.

Board approved the road work, President signed the contract.

When invoice is received, Roads Director reviews and signs the invoice.

Anastasia Kinney suggested possible changes.

Next Meeting: Monday, November 7, 2016 at 5:00pm at the Portage Public Library

Adjournment: Motion to adjourn meeting made by Gary Guckenberger, seconded by Gary Herwig

Respectfully Submitted,

Patricia Smith