

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

April 10, 2018

Portage Public Library

Directors Present - Margie Druce, Mari Guckenberger, Gary Herwig, Debbie Holland, Mark Mostrom, Winnie Schumann, Vicki Vogts

Guests Presents - None

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called meeting to order at 4:35 pm. She certifies that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

REVIEW MINUTES

Vogts distributed the March 13, 2018, meeting minutes - Druce motioned to approve, Herwig second, and all voted to approve.

DIRECTOR UPDATES

Roads:

Mostrom reported that he met with Bill from Columbia County Highway Dept regarding crack filling portions of the roads. They could do the work which would entail putting tar base down with pea gravel over it. Only sections will be done not the entire road - he will provide a price to the board. We need two bids so will contact Davis for a bid.

U605 driveway needs to be replaced due to water puddling and then freezing. We may install a culvert in the driveway to get the water off the driveway. U602, U618 and U628 are requesting a parking pad installed at owner's expense. This can be done when the driveway is repaired. U402 sidewalk floods - may install a berm to stop the water from running down the slope on the sidewalk. U405/406 driveway has large cracks that need to be repaired.

MOST, who did snow plowing, has started clean up in the 6000 block and will continue through the association.

Water & Sewer:

Druce reported that Dennis Allen has volunteered to find the missing valves throughout Saddle Ridge. Once the valves are located, Dennis will "exercise" them. General Engineering will provide an estimate and suggested timeline to repair a fire hydrant and any valves. The repairs and costs will be reviewed with all Saddle Ridge associations to develop an agreed upon plan.

Grounds:

Guckenberger reported that we currently have a two-year contract with K. Stewart Landscaping - contract payments are broken down into 7 monthly payments (growing season). He was delayed in starting spring clean-up due to the cold, snowy weather.

Paul Madeline volunteered to stain the split rail fences. The large "Court" signs will not be replaced when they deteriorate due to new street signs being installed this summer.

A resident asked about having a Tornado warning siren installed in Saddle Ridge. The board decided to not pursue it due to cost and liability. It is recommended that residents obtain a personal weather radio for their unit.

Davis is delivering 5 yards of dirt for residents to use for potting plants. It will be available near the pump house.

The board agreed that if an invoice needs to be sent to an owner for a fine, etc., that director will draft it, approve the payment when received, and forward to the treasurer for depositing.

Guckenberger will obtain bids for putting dirt around the bottom of the mailboxes that were raised last fall.

The board received a letter from an anonymous person asking that garbage cans not be stored in front of the condos - store in garage. The board agreed to speak with residents who leave their garbage containers outside on an individual basis when needed.

Trees to be planted in the common areas will be delivered on May 1. U606 will not get shrubs to plant at the end of the common driveway.

Buildings:

Herwig reported that U408 had a leak behind the second floor bathroom sink that caused wall damage all the way to the basement. Water was dripping on U406 and U408's electrical panels in the basement which was a fire hazard.

Bat problem resolved in U214 and U215. Mouse problem in basement ceiling of U621 resolved. Person cleaning out the gutters will check out the roof leaking in U602 and U313. Gutters should be cleaned out by April 13.

U406 has sections of siding that needs to be replaced due to damage from an unknown cause.

Judgement against Logan Myers has been filed with district attorney's office - \$4,200 paid for materials (never ordered) for a roof job to be completed in December 2017. We need to be sure to get lien releases directly from the lumber yard when projects are completed. SREA will no longer pay money upfront to a contractor on future projects.

Siding Jobs: McTier Construction bid \$13,500 for U6020 and \$8,900 for U6028. Druce made a motion to accept the bid, Mostom second, and all voted to approve.

Secretary:

Vogts distributed SREA Information Request forms to board members who will go to their neighbors to get the completed and returned. Holland will look for a possible rental agreement file in the treasurer's information. If found, she will give Vogts the information to be added to the "SREA Owner" spreadsheet.

Treasurer:

Holland met with Micki Fuerst regarding how the "reserve accounts" are handled and explained to the board members when we use those funds. To verify current budget amounts, all Directors must review any potential spending between now and September so we can make any necessary adjustments. Contact Holland with any questions - bring estimates to the May board meeting.

SREA will create a "welcome packet" for new owners or new renters. It will be delivered to the new resident by a board member living near them.

President:

Schumann reported that she is obtaining a recorded copy of the Sewer Agreement that will be distributed to all owners to insert into their "owner binder". She will draft a cover letter and forward to Vogts to distribute to owners.

OLD BUSINESS**Power Washing Units on Three-Year Cycle:**

Guckenberger reported that a three-year contract has been negotiated with HydraClean at the cost of \$275 per unit to power wash the siding and rinse the outside of the windows. If a unit owner wants the deck cleaned, it will be at the owner's expense. To cover the cost of the first of three years, the money to pay for it will be transferred from the snowplowing budget. It will be a budget item from next year forward. President will draft the letter, the Secretary will get the mailing ready, and Herwig will hand deliver to owners who live in their unit (or it will be mailed to their home). Power Washing will start the week of April 23 for take about three days to complete.

Street Signs:

Guckenberger reported that she met with Columbia County about the SREA installing named street signs. The highway dept will give us a bid to the cost of installation. Guckenberger will obtain bids from an online source (\$500 for signs plus cost of installation) and local company to make the street signs. The street signs cannot be installed on the street light poles because they are owned by the electric company. To expedite the project quicker, Herwig made a motion to accept the lowest bid from at least two bidders, Guckenberger second, and all voted to approve.

NEW BUSINESS

No new business.

ADJOURNMENT

Next meeting will be on Tuesday, May 8, 2018, at 4:30 pm, at Portage Public Library. Herwig motioned to adjourn meeting at 6:48 pm, Guckenberger second, and all voted to approve.

Respectfully Submitted,

Vicki Vogts
SREA Secretary