

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

August 14, 2018

100A Saddle Ridge, Portage, WI

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

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called meeting to order at 6:39 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

REVIEW MINUTES

Vogts distributed the July 10, 2018, meeting minutes - Mostrom motioned to approve, Druce second the motion, and all voted to approve.

DIRECTOR UPDATES

Roads:

Mostrom reported Davis's bid for the entrance road repair is \$3,440 (east entrance is \$1,840 and west entrance was \$400) - will be done in Spring 2019. Davis will complete driveway crack filling in August or September 2018. Davis will also be doing road repair to Saddle Ridge East for \$1,200 in September 2018. U600 wants driveway sealed due to severe cracking. McTier will install curb on south side of inner circle grass areas to alleviate wash outs for Court 1 & 2 (\$12,900) and Court 4 (\$6,500) in September 2018.

Water & Sewer:

Druce reported all but four main shut-off valves have been found and surveyed. Lift Station 2 by tennis courts had issues this week with alarms going off - may be a possible short. U640 will be adding a gas line near Lift Station 6. Pump switch has been working lately.

Grounds:

Guckenberger reported the U307 wants to install a lawn sprinkler system. They will be required to have a licensed plumber install it along with a backflow valve. SREA building inspector will need to approve it. Not ordering road name signs until October. Davis reseeded the lawn around U308 & U309 so it needs to be watered daily for 28 days to ensure germination. Runoff from U308/U309 is draining to the woods behind U311. McTier will take care of filling in space between bottom of mailboxes and the ground from when the mailboxes were raised to USPS requirements. McTier finished the retaining wall replacement from wood timbers to block for U510. Logan M.'s debt to SREA is being worked off in free labor. A screen needs to be installed by U510 due to extensive golf ball "dings" to the siding and gutters. We received a bid for \$1,990 for a 15' x 60' screen and poles. Druce stated the screen by her condo (U6005) is no longer needed due to trees maturing over the years and recommended using those poles to save money on the screen.

Buildings:

Herwig reported the siding will be replaced for U6020 and U6028 in September/October 2018. Residents have been parking vehicles on the vacant lot across the road from U6012 & U6014. Reminders will be sent to the vehicle owners that they are not to be parking on grass areas per SREA Bylaws. A new storage shed to store extra construction materials will be delivered on August 27 and located by the east entrance pump house. Sidewalk repair/replacement for U6032 and U6024 will be completed next year. Druce (as owner of Saddle Ridge Golf Course) will have "out of bound" signs made for condo units close to the golf course.

Secretary:

Vogts reported minutes of board meetings will be available at the pump house for owners to take if desired. Per SREA bylaws, owners who rent their unit must provide a copy of the minimum one-year lease to the board within 5 days of signing - Vogts will contact those unit owners directly to obtain the rental agreements. The annual meeting documentation will be mailed to all owners on August 13.

Treasurer:

Holland reported the account balances as of July 31, 2018, at Associated Bank are:

Checking:	\$158,046.25
Money Market:	\$182,172.80
Certificate of Deposit:	\$ 50,897.82
Reserve:	\$152,255.59
Reserve CD:	\$101,795.65
Tree/Beautification:	\$ 128.94

Financial reports through August 31, 2018, will be done for the Annual Meeting. Holland wants all directors (grounds, roads, buildings, and water/sewer) to sign and date all invoices before giving to her for payment. Directors are asked to review their expenses and let Holland know if there are any discrepancies. U415 is for sale and has not been paying its \$200 monthly fee - Holland will contact current owner. Some new owners have contacted Holland indicating they didn't know about the annual insurance premium payment due in September - it is listed in the Executive Summary that all buyers are to receive either from the realtor or owner (if selling with no realtor).

OLD BUSINESS

Budget Review:

Directors are asked to review all budget amounts and expenses one last time prior to the annual meeting.

Welcome Packet Status:

Vogts reported the Welcome Packet is ready to go. She put an invite into the annual meeting mailing to recent new owners inviting them to contact her to review the Welcome Packet with them and answer any questions.

Any Additional Old Business:

None.

NEW BUSINESS

Discuss Presentations for Annual Meeting:

Directors are to draft up their annual meeting report so it can be reviewed at the September board meeting.

Maintenance of Limited Common Area (3 feet around units):

A letter will be hand-delivered to the owners of U6017, U6019, and U6022 regarding unkempt landscaping around the unit per SREA bylaws.

Cost to Seal Coat a Driveway - Cost Sharing:

Some owners have asked if the SREA seal coats the driveways. SREA only does crack filling - it does not seal coat driveways or cost share in sealing driveways.

Any Additional New Business:

None.

PRESIDENT'S COMMENTS

Schumann had no report.

ADJOURNMENT

Next meeting will be on September 11, 2018, at 6:30 pm, at 100A Saddle Ridge's conference room. Herwig motioned to adjourn meeting at 8:23 pm, Holland second the motion, and all voted to approve.

Respectfully Submitted,

Vicki Vogts, SREA Secretary