

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

July 10, 2018

100A Saddle Ridge, Portage, WI

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

Directors Absent - Debbie Holland

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called meeting to order at 6:32 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

REVIEW MINUTES

Vogts distributed the June 12, 2018, meeting minutes - Druce motioned to approve, Mostrom second the motion, and all voted to approve.

DIRECTOR UPDATES

Roads:

Mostrom reported that McTier Construction are behind schedule and will complete the curb work in Courts 1, 2 & 4 in August or September. U317 driveway will get crack fill. Davis has started crack filling in Court 6 - we need to make sure they are destroying the weeds in the cracks before filling.

Water & Sewer:

Druce reported the lift station is having an issue and the pump by the marsh may fail in the near future because it goes off frequently. All associations should increase their maintenance budget by 10% for potential replacement of the lift station.

Grounds:

Guckenberger reported that Karl Stewart and she went out and looked at all lawns, trees and shrubs in the common areas throughout SREA to see what needs to be done while the grass is dormant. Karl asked for all owners to be notified that he will "spot mow" where grass is growing. He will also trim bushes and cut low branches while he's not mowing. One of the mower guys caused damage to an AC condenser when backing up - Karl's insurance will cover any potential damage. Railroad tie landscaping will be replaced as needed - any railroad tie landscaping within the 3 feet of outside wall, SREA will take care of them. U6008 has a wash out that needs to be replaced due to retaining wall falling apart.

Buildings:

Herwig reported that there are carpenter ants in the wall of U611 from moisture and hole in wall under siding that wasn't plugged when the siding was installed. Wall will need to be ripped out and replaced. U216 has a mold problem due to roof leak. Miscellaneous gutters have been cleaned out again due to falling pine cones and needs plugging up the downspout. U632 and U6024 need sidewalk replaced. The roof on the north side of U6025/U6023 has been replaced. U_____ (Patty Smith) wants to square off her deck but submitted the plan for our review. Board approved it and the deck will be built at owner's expense. Herwig will research purchasing a storage shed for extra construction materials to sit next to main pump house.

Secretary:

Vogts reported that vacancy nominations are due on Monday, July 16. On July 11, Mari's lawn mowing status letter will be emailed to owners, mailed to owners not living in Saddle Ridge, and delivered to those residents with unknown email addresses.

Treasurer:

Holland absent so no report.

OLD BUSINESS

Budget Review:

Treasurer must give board members a monthly financial report so building, grounds, roads, and water/sewer directors know where they are at on their budgets. Directors will be making the following budget updates for 2018-2019:

- Roads - remain at \$33,000 for snow removal and \$32,000 for roads maintenance
- Grounds - increase to \$52,000 from \$48,000; reserve remains the same at \$7,000
- Water/Sewer - increase utilities to \$80,000 from \$76,000; increase water to \$34,000 from \$32,000; and increase sewer to \$28,00 from \$24,000 (by 6% which is \$30,000 due to 6 new units)
- Building - increase to \$20,000 from \$15,000; siding reserve remains at \$40,000; roof reserve remains at \$53,000

Welcome Package Status:

Vogts reported the Welcome Packets are ready to go - waiting for information from Portage Golf Club, North Shore Restaurant, Johnny B's and Saddle Ridge Golf Course. Vogts will schedule meetings starting with new owners who have moved here in the past six months.

Any Additional Old Business:

None.

NEW BUSINESS

Any Additional New Business:

None.

PRESIDENT'S COMMENTS

Schumann had no report.

ADJOURNMENT

Next meeting will be on August 14, 2018, at 6:00 pm, at 100A Saddle Ridge's conference room. Herwig motioned to adjourn meeting at 7:31 pm, Guckenberger second the motion, and all voted to approve.

Respectfully Submitted,

Vicki Vogts
SREA Secretary