

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

May 8, 2018

Portage Public Library

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

Directors Absent - Margie Druce

Guests Present - Karl Stewart, Linda Brzezinski (U506)

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called meeting to order at 4:00 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

REVIEW MINUTES

Vogts distributed the April 10, 2018, meeting minutes - Herwig motioned to approve, Mostrom second, and all voted to approve.

KARL STEWART - LAWNMOWING

Karl was asked by the board to attend the meeting to discuss board and owner concerns. He 6 employees - 5 can drive zero turn mowers and 3 are high school kids. Owners are complaining that they are raking their own lawns and picking up branches when Karl's crew are supposed to do it. Karl's crew are currently mowing lawns and bagging this first cut due to it being long from the excess rain we have received in a short period of time. Karl's crew will be mowing the lawns on Tuesday, Wednesday and Thursday this summer to alleviate the crew working on weekends - if rain is being forecasted, he will start on Mondays if rain is coming on those days. Trimming will be every other week. Sequence of mowing is Courts 500, 600, 6000, and then Courts 1-4. Road side branch pick up is 1st and 3rd Monday of the month - owners should wait until one or two days before pick-up day to put out on the curb. Pat Kirk's open lots in Courts 5 & 6 will be mowed every two weeks.

DIRECTOR UPDATES

Roads:

Mostrom reported on the snow plowing for the season. So far, we have spent \$22,204.50 out of the \$33,000 budget so far - we haven't received the final bill yet. We received crack fill, driveway repair, and road repair bids from W Asphalt Paving, DL Gasser Construction, and Davis Construction.

We received a bid from Tim McTier Construction for \$9,850 to dig up the sod and put in rock around U309. Extensions should be added to the downspouts to get the water away from the basement wall. Table discussion and get more bids. Winnie will talk to Prairie Homes about splitting the cost three ways - builder, SREA, and condo owner. Guckenberger (grounds director) will obtain more bids. We agreed that the SREA would only pay, at a maximum, one third (1/3) of the cost.

Courts 1, 2 & 4 all have dirt and small rocks washing away from the grass center island over the court roadway. We received a bid for \$12,900 to install something to solve the problem. Mostrom recommends accepting the Davis Construction do the crack filing of all roads and driveways and repair U605 and U402 driveways for \$14,000. We will ask Davis to start work in September but bill us in October (next budget year). U605 work will start in a week or two. We need estimated start dates.

Water & Sewer:

Druce absent - no report.

Grounds:

Guckenberger reported that there has been numerous complaints about Karl Stewart's lawnmowing.

To fill the space between the ground and the bottom of the mailbox post, McTier Construction will pour concrete instead of using brick like previously discussed. He will do a sample for us to approve and then get a bid.

Dirt has been delivered and dumped in the driveway between Courts 2 and 4. SREA residents may use the dirt for containers, etc.

The railroad ties in the U510 and U638 retaining walls need to be replaced - Nature's Way bid is \$3,172 for both retaining walls. The retaining walls for U630 and U628 will need to be replaced next year. Add "landscaping repair" to the budget next year.

New trees are almost all planted. We received some donations and some owners paid for their own trees.

U6024 has an erosion problem. Mostrom put in a work order for drainage tile for water drainage - SREA will split the cost of \$2,600. Herwig made a motion to fix the run-off issue at U6018 for a cost of \$1,000 - Holland second - all approved. Davis Construction has cleaned out the rock drainage ditch in Court 4.

Buildings:

Herwig reported that he has 5 roofs that are leaking from the recent rain storms - funds will come from unused reserves. Most of the leaking roofs are due to rubber membrane leaking.

U6020 and U6028 will be sided this spring. Gutter cleaning is done. Repaired damaged siding on condos and garages from hard objects being thrown at the buildings. U505 has a drainage problem. Herwig will create an occupancy checklist for the SREA that General Engineering has to approve before any new building is occupied.

Secretary:

Vogts had nothing to report.

Treasurer:

Holland distributed the Fiscal Year 2018 Budget as of 4/30/2018 - she has paid the May bills. Cory Herwig has paid the sewer hook-up fee for his new house in the 900's.

OLD BUSINESS**Water Run Off for New Condos in Court 300:**

Guckenberger reported that David Beard of Prairie Construction told her that "he has done what he can do". Pat Kirk will be meeting with Prairie Construction to find out what is going on. The construction company has to deal with water run-off issue. The empty lot needs to be seeded if no building is going to be done this summer.

Any Additional Old Business:

None.

NEW BUSINESS**Review of 2018-2019 Budget**

Each director is asked to create a list of expenses through September 30 and a list of potential expenses for the next fiscal year (as of October 1). Budgets will be reviewed at the next board meeting.

Any Additional New Business:

U505 states there are dogs running around with no leash - Guckenberger will talk to that particular dog owner.

U206 has a hole in the southwest corner trim of the garage - owner thinks it may be a rodent problem. Herwig will check into it.

U407 is adding a window above the kitchen sink. Joe Duessler is doing work.

U313 driveway needs seal coating and roof is leaking. Pine trees may not be healthy and need to be removed. Guckenberger will check to see who owns the pine trees - SREA or golf course?

U414 owner's exterior water faucet sprays all over - SREA will need to repair. He also wants to do some landscaping - Guckenberger will discuss it with him.

Add "welcome packet" to the agenda to the next meeting.

PRESIDENT'S COMMENTS

None.

ADJOURNMENT

Next meeting will be on Tuesday, June 12, 2018, at 4:30 pm, at Portage Public Library. Mostrom motioned to adjourn meeting at 6:27 pm, Herwig second, and all voted to approve.

Respectfully Submitted,

Vicki Vogts
SREA Secretary