

Saddle Ridge Estates Association, LTD

P.O. Box 443

Portage, WI 53901-0443

Website: www.saddleridgeestates.net

Email: saddleridge139@gmail.com

(608) 742-6850

BOARD OF DIRECTORS MEETING

November 20, 2018

Johnny B's at Saddle Ridge, Portage, WI

Directors Present - Mari Guckenberger, Gary Herwig, Debbie Holland, Dick Roe (left at 5:55 pm), Winnie Schumann, Robert Vogts, Vicki Vogts

Visitor - John Baldwin (U314), Robert Beahm (U307), and Tom Steinhaus (U6035)

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called meeting to order at 5:00 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

VISITORS:

U314 Siding Repair - The back of Baldwin's condo siding was damaged to the siding due to fallen limbs in April 2018, and wants to know the status of the repairs. When the limb fell, gutter over the deck by sliding door got bent and leaks. Herwig thought it was done, so will take care of finishing the repairs.

Cart Path Update - The path was graded to 8 feet wide with 2-3 inches of red quartz stone from Johnny B's to the first house (Wilson) at the Portage Country Club. The cost for work completed for now is \$12,300. About \$10,500 was raised from residents and businesses as of today. The stone is paid for but still need to pay for the labor to Mark Oehlhof. There is a pile of gravel in the parking lot across from Johnny B's that will be used to fill in any holes created over the winter and Oehlhof will then roll the cart path three times to compact the gravel base. According to the owner's home deed and easement paperwork, the three homeowners along the Portage Country Club are responsible for their portion of the cart path. Chad from the North Shore Restaurant is planning to hold a fundraiser in the spring to help cover the owners' portion. Due to the possibility of someone driving a car down the wider cart path, a sign and a large boulder or pipe will be installed so golf carts, bicycles, and walkers can get through but cars, trucks, snowmobiles, and ATV's cannot drive on it. Steinhaus and Beahm have completed their work on the cart path and any future donations will be given to the SREA to start a reserve fund for future maintenance of the path (it is SREA's responsibility per its agreement with Pat Kirk). To date, there were 61 donors totalling \$10,535 in donations. A cashier's checks were written to Kraemer for \$3,246.14 for the red quartz gravel and to Mark Oehlhof for \$9,663.50 his labor. The committee is short \$1,974.84 to pay Mark Oehlhof for his labor. It will cost another \$500 next spring to grade and roll the path at least three times. Roe made a motion for the SREA to donate up to \$2,000 to pay all current expenses and V. Vogts second the motion. All approved. If Steinhaus receives any more donations, he will give the funds to Holland to deposit into the new cart path reserve account.

REVIEW MINUTES

V. Vogts distributed the October 9, 2018, minutes - Holland motioned to approve with change (delete Margie Druce as a board member present), Herwig second the motion - all voted to approve the minutes.

DIRECTOR UPDATES

Roads:

Roe reported that new curbs in Court 1, 2 & 4 planned to be installed this summer are now postponed until the spring due to contractor schedules. The original contract of \$19,460 was dated May 2018 - will it increase in the spring 2019 due to the postponement? It will be discussed with contractor. We received the snow plowing and salt contract from Most for this winter season. There is an increase of \$2 per hour which is consistent with prior years. The salt rate increased from \$185 per ton to \$225 per ton due to a new supplier in Illinois. Received two more bids for the culvert installation - one from Doherty for \$5,366 (does not include blacktopping but could do it now with just a gravel cover) and another from LMS for \$10,300 (includes blacktopping). Davis Construction had already submitted a bid of \$9,500 (includes blacktopping). The

installation would block the road for 1-2 days due to digging out the existing culver, installing a new culver, and cover it up with gravel/cold patch. Roe will call Doherty to get it done as soon as possible depending upon weather. Total cost of culvert project will be shared with Pat Kirk. We will notify residents as soon as we get a date.

Water & Sewer:

R. Vogts reported that Paul Turner and he have done GPS locations of all fire hydrants and marked all water shut-off valves. They are working now on individual unit shut-off valves. If they don't get it all done this fall, they will return the equipment to General Engineering and complete the project in the spring. Many of the shut-off valves are four inches below the surface. Should we mark the unit shut-off valves with PVC pipe? We will do it after the project is complete next spring. SREA's fire hydrants are not for fighting fires - their purpose is to flush the water system and fill a pump truck in case of a unit fire. The pipe are too small and could collapse if hydrants were used directly to fight a fire. Water test for lead was high in one unit so it will be retested soon - R. Vogts will follow up with Lynn Bradley of General Engineering.

Grounds:

Guckenberger reported that Karl Stewart is finishing the fall clean-up which should be completed by the end of the week. She will be contacting Stewart regarding billing statements received charging SREA for work outside of his contract and for work done in 2017. It is know that he tried to bill the SRE for the work, but they declined it. Guckenberger will send a letter to Stewart stating the SREA will not pay it. SREA has purchased a gas leaf blower for \$189 for unit owner's use. Daniels will be coming in the next couple weeks to remove trees dependent upon the weather and ground freezing. There are ruts near U209 that will be filled in with soil. There is a dog living in Court 1 who is not on a leash is going over to Court 3 and pooping in yards - Guckenberger will follow up with owners. Due to problems with loose dogs, residents may contact the humane society to have the dog picked up and the owner will be required to pay the fee to get their dog back. Currently, there are a dozen units that are storing their Waste Management green garbage cans in their front yard/driveway. An initial notice letter was sent to those owners stating that the containers are to be stored in the garage. If they do not comply with the policy, they will be subject to a \$50 per week fine until it is resolved. Residents who are disabled or handicapped may be exempt from the policy but need to contact Guckenberger regarding it. U414 owner is continually being harrassed by U413's renter. Schumann will call U413's owner to discuss the issue.

Buildings:

Herwig reported U6020 new siding has been installed, U6028 new siding is being installed now, and U6002's siding will be replaced in the spring. Adam Towery of Residential Renovation Solutions from Montello did a good job and will be used for future projects. U109 and U112 have a water leak problem. The original leak was in U109 but U112's owner called Servicemaster to clean it up instead of contacting SREA. The drywall has been removed down to the studs to open up both rental units. In the future, contractors have to contact the SREA regarding mold remediation. Schumann gave Herwig a checklist of what to do to prevent mold. Badger Basement Repair will be fixing the water seeping problem in U207, U208 and U209 in early December. McTier will take care of cleaning out the gutters soon depending upon weather.

Secretary:

V. Vogts met with four new owners to review the Welcome Packet on October 14 - felt meeting was beneficial. She will deliver the remaining Welcome Packets to new owners not at the meeting - they can contact her with any questions. She now has a Welcome Packet for new renters too and will deliver to two recent residents. In early January, V. Vogts will send out a form to all owners who rent out their unit - we need updated contact information and a copy of the current lease agreement. V. Vogts will send a copy of the Ratification and attachments to presidents of the other Saddle Ridge condo associations and email or mail the revised Quit Claim Deed (after she records it with the Register of Deeds) to all SREA owners. She distributed an updated spreadsheet of Board of Director terms. The SREA website has been updated with director contact and garbage guidelines; will update the financial statements when completed by Holland. Micki Fuerst provided a complete copy of the Condo Docs Book that each SREA and SRE II owner needs in their possession. If an owner needs a new set, they will be charged \$20 for the service (not SREA's responsibility to provide it, but the seller's responsibility). There was discussion regarding where our monthly board of director meetings should be held. V. Vogts will contact Bethlehem Lutheran Church to check into using their fellowship hall for our monthly and annual meetings.

Treasurer:

Holland reported that U215 owner is now consistently paying the monthly maintenance fee. In the future, when contractors do work for owners and SREA needs to be reimbursed, we need a contract directly with the owner. We need to get a certificate of insurance from Doherty to do the culvert work. Miller Brussell will perform the audit when year-end statements are completed. Holland has set up an account to keep track of the recent water damage issues and for the cart path. She stated that Edward Jones had good investment rates for 6-month and 1-year certificates of deposit. R. Vogts will check with the Statement of Wisconsin to see if we can invest with them. Changes in how we invest our money will be discussed at the next monthly meeting.

OLD BUSINESS

Sewer Agreement Status:

Winnie will give Micki Fuerst the sewer agreement to add to the condo docs. Once Micki has updated the index, she will give to V. Vogts to keep with Secretary's books.

Culvert for Court 3:

See "Roads" report above.

Any Additional Old Business:

None.

NEW BUSINESS

Cart Path Maintenance:

See "Visitors" section above.

Any Additional New Business:

None.

PRESIDENT'S COMMENTS

Schumann had no additional comments. Check your emails for communication for future issues that arise prior to the board's next meeting. Directors are to keep current on your projects spreadsheet.

ADJOURNMENT

Next meeting will be on March 12, 2019, at 5:00 pm, at a location to be determined. Herwig motioned to adjourn meeting at 7:08 pm, Holland second the motion, and all voted to approve.

Respectfully Submitted,

Vicki Vogts
SREA Secretary