

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

September 11, 2018

100A Saddle Ridge, Portage, WI

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

Director Absent - Mark Mostrom

Visitors - Robert Vogts, Floyd & Dorothy Loomis

OPEN FLOOR

Robert Vogts (U6027) asked about the statements made in the annual meeting mailing that “no business will be taken care of at the annual meeting” - the mailing said the annual meeting was for information only. Yes voting can take place at the annual meeting if there is a quorum but there rarely is a quorum. Business that is not conducted at the annual meeting would be a specific roof leak, etc. Board members will report on what has been done over the past year in their responsibilities and what will be done in the next year.

Floyd & Dorothy Loomis (U6024) wanted to know what the amendment was in the annual meeting mailing. Owners agreed at the last annual meeting that Pat Kirk would give the SREA the land for the cart path (outlot in Court 6000) and the vacant lot next to U605 at no charge in exchange for the \$3,500 flat fee sewer hook up and no more reduced rate of monthly fee on new homes.

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called the 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 August 14, 2018, meeting minutes - Holland motioned to approve, Druce second the motion, and all voted to approve.

DIRECTOR UPDATES

Roads:

Mostrom was absent so Schumann reported that Davis will start on work on Courts 1, 2 & 4 curb and crack filling in late September. Driveways and street repairs will be done in late September or early October. The road in front of the odd numbered condos in Court 6000 was a temporary road and is cracking badly so it will be replaced. Pot holes in front of east entrance stop sign and west entrance by 8th hole have worsened from the recent heavy rains.

Water & Sewer:

Druce reported complications at Lift Station 2 by the tennis courts - alarms were going off. Contractor was here on Monday to fix the wire to the main pump. Moisture got in the solenoid and the back-up battery case was cracked. No alarms have gone off since repairs. The 30-year-old pump is fine. Dennis Allen has found all of the main shut-off valves and General Engineering will give us a recommendation of what needs to be fixed (hydrants & shut off valves). There is money in the budget if anything needs to be done next year.

Grounds:

Guckenberger reported that TruGreen found emerald ash borer on three trees on golf course by U6001/6005, one tree in U6004 yard, and two trees in the vacant lot across from U502. They will bore chemicals into the ground to stop the pests and the trees may be saved. There are five other trees that will be treated for emerald ash borer for a cost of \$422 - treatment will last for two years. Druce will be removing some ash trees on the golf course because they cannot be saved. Other trees that will be taken down are by U616 (little pine tree is dying) and one in Court 1. TruGreen's fall treatment has been moved up to September 24.

The yard around U309/310 has been graded and re-seeded. It has to be watered twice daily for 40 minutes each time for 30 days for the seed to germinate and take hold. Regarding the drainage problem in the vacant lot next to U305/306, Baehr said it's very costly to fix the problem and not sure what he going to do. Mark Rice said there is a culvert under the road that can be uncovered to get the water moving. Pat Kirk feels the SREA should sue Prairie Construction for the water problems in Court 3 not him if something is not done. Guckenberger does not feel qualified to draft a letter from the SREA to Kirk and Baehr regarding the drainage problem and to have the lot mowed per the SREA bylaws and state statutes - Miller & Miller should draft it.

The new street name signs will cost about \$1,000 for Golf View Lane, Saddle Ridge East, Sand Island Circle, and Fairway View. Do we get "no parking" signs for the area in the 6000 where residents are parking on the vacant lot grass? Winnie will discuss the parking issue with the residents directly.

Logan Myers' debt to the SREA is down to \$3,175. The labor from U646's deck project will be paid to SREA toward Myers' debt. The Court 6000 sign is peeling - we will replace it when the other court signs are replaced in the future. Guckenberger is interviewing mowing contractors for next summer. A couple condo's landscaping is not up to standards so a letter will be sent to them on how to resolve it. We will be replacing more railroad tie retaining walls with block retaining walls over the next couple years. Local contractor will give us a deal on purchasing his excess inventory of the blocks.

Buildings:

Herwig reported in that some gutters need to be cleaned out due to pine needles plugging up the downspouts. He will take care of the worst ones now and do the remainder after the frost when the leaves fall off the trees. Herb Zimmerman wants us to try a new gutter guard system he has to see if we want to use it some our units. Roof leaks from the recent heavy rains has been an issue. U403 has a leaking porch roof. U314's deck was damaged by a falling tree and needs the SREA to show the damage is the owner's insurance company's responsibility.

Secretary:

Vogts reported that she has two ballot counters/workers for the annual meeting thus far and will ask a couple more owners to help out. It was suggested that we put notices on the bulletin board in plastic page protectors to keep the paper dry. Vogts has met with two new owners to review the Welcome Packet with them. Will add the "Rental Policy" to the Welcome Packet.

Treasurer:

Holland distributed a Profit & Loss Statement from September 1, 2017, to September 11, 2018. Alliant Energy statement is showing a credit - she will call them. All of the maintenance fees are not listed in the "income" section - only U413's large sum to catch up is listed. Winnie will put the budget sheet together for the Annual Meeting. Holland needs the square footage for the new condos in Court 300 for the annual insurance payment. The new shed needs to be insured. There are 40 owners who have not paid their annual insurance premiums. Do we have a snow removal contract with Most for this upcoming winter? We have already received his liability insurance dec sheet. From now on, we will receive the sewer hook-up fee at the lot closing and not wait until the home is built/occupied. Waste Management bill has increased due to more condos in Court 300 being sold and occupied.

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 asked to draft their annual meeting report and share with other directors prior to the Annual Meeting.

Any Additional New Business:

None.

PRESIDENT'S COMMENTS

Schumann brought up the idea of merging the condo associations (SRE and SRE II) and discussion followed. Those present were in agreement with finding out what would be required by contacting our attorney. Schumann will follow up.

ADJOURNMENT

Next board meeting will be after the Annual Meeting on September 18. Next regular board meeting will be on Tuesday, October 9, 2018, at 6:30 pm, at 100A Saddle Ridge's conference room. Herwig made a motion to adjourn meeting at 8:34 pm, Guckenberger second the motion, and all voted to approve.

Respectfully Submitted,

Vicki Vogts
SREA Secretary