

Saddle Ridge Estates Association, LTD

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ANNUAL MEETING OF OWNERS

September 18, 2018

St. Faustina / St. Mary's Catholic Church, Pardeeville, Wisconsin

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

Director Absent - Mark Mostrom

President's Opening Remarks & Introduction of SREA Board of Directors:

Schumann called the annual meeting to order at 7:00 pm. There was not a quorum present (owners attending meeting in person or by proxy) and the Agenda was posted in accordance with Wisconsin Statutes. Schumann introduced all Board of Director members in attendance:

Vice President / Grounds: Mari Guckenberger

Treasurer: Debbie Holland

Secretary: Vicki Vogts

Utilities: Margie Druce

Buildings: Gary Herwig

Roads: Mark Mostrom (absent)

Schumann stated the board was an inexperienced group noting that only two members had returned - there was definitely a learning curve this past year. Starting last summer, the SREA will be power washing all condo buildings on a three-year cycle. We now have a calendar of important dates posted on the SREA website. A "welcome packet" has been created for new owners so information can be disseminated and questions answered. We ask that owners continue to inform board members of issues that arise so they can be addressed. If owners need information, we ask that they go to the SREA website for water reports, board member contact info, minutes, etc., or can look at the bulletin board on the storage shed by the east entrance.

Reading & Approval of the 2017 Annual Meeting Minutes

Vogts read the minutes from the September 19, 2017, annual meeting. Micki Fuerst (U312) said we did not have a quorum at last year's annual meeting so that sentence needs to be updated. Robert Nichols (U6019) made a motion to accept the minutes as amended, Joe Zidek (U605) seconded the motion, and all approved.

Director Reports:

Grounds:

Guckenberger reported:

- We completed the first of a two-year mowing contract with Karl Stewart. She is interviewing other mowing companies to possibly hire for next year.
- Daniels removed 18 trees and completed clean up. New trees were planted last spring - thanks to the Tree Committee.
- The dog waste issue from last year has improved - thanks to all dog owners for cleaning up after their pet. If anyone has an issue, call Guckenberger.
- SREA will cost share clean up of a condo's three-foot area if the owner needs assistance.
- TruGreen did the spring and will do the fall treatment on Sept 24.
- Ash borer was found in 5 trees so they will be treated over the next two years.
- Old railroad tie retaining walls at U638, U509 and U510 were replaced with concrete block. More will be replaced as needed.
- Court 3 - David Baehr from Prairie Construction has to clean up the empty lot and fix the water drainage issue.
- Two "little libraries" were built and installed this past year.

Roads:

In Mostrom's absence, Guckenberger reported:

- **Snow Plowing** - Under budget due to mild winter.
- **Road Maintenance** - Repaired U605 driveway and cracked filled all driveways and roads. In September/October, both entrance roads will be repaired, curbing will be installed in Courts 1, 2 & 4, add parking pads to a few driveways (owner's expense), and replace Fairway Drive due to it just being a temporary surface.
- **Road Signs** - Street name signs will be purchased and installed on all SREA streets. It will assisted delivery drivers and visitors to locate condos. The old street signs and posts were disposed of by the former building director. Condo numbers and street address will not change.
- **Yield Sign** – Beahm (U307) feels the “yield to golf carts and walkers” sign is not working. Guckenberger stated it is Intended to slow traffic down at the main entrance.
- Due to the amount of road repairs being done this fall, the cost will be spread over this year's budget and next year's budget.

Utilities:

Druce reported:

- Pumps have not failed yet - there is money set aside when the pumps need to be replaced. Multiple alarms have gone off but were fixed. Lift Stations #1 and #2 are past their lifespan.
- All Saddle Ridge associations are required to pay a share of the cost for replacement and/or maintenance.
- The cost of replacing the pumps change constantly so an estimate has not been obtained.

Buildings:

Herwig reported:

- **Repairs** - Herwig received 50 work orders over the past year. Since he doesn't actually do the repairs and hires a contractor, it may take a little longer to get repairs completed. Contractors are very busy right now.
- **Sidewalk/Stoops** - Replaced sidewalks and stoops due to sinking.
- **Roof Leaks** - Numerous porch roof leaks due to heavy rain in the spring and this month. In the future, we will be pitching the porch roofs more and cover with steel to alleviate future leaks.
- **Chimney** - repairs will be done to come of the older quad buildings.
- **Siding** - A couple condos were re-sided due to golf balls dings. Some of the siding had a shiny coating sprayed on it years ago and is peeling. That siding is also being replaced as needed.
- **Roofs** - Replaced roof on north side of building U6027/U6029 and U6023/U6025; one more needs to be done yet. Roofs on two units in Court 3 need to be done.
- **Golf Course Protective Screens** - Put up netting to stop golf balls hitting a couple condos and need to install another one along the 4th fairway.
- **Storage Shed** - Purchased a storage shed to store construction materials. Located next to pump house at east entrance.
- **Gutters** - A few gutters are clogged and need to be cleaned out now. The remainder will be cleaned out after the leaves have fallen. Herb Zimmerman (U636) has gutter guards that have worked very well and is a test site for possible future installs. Bids from three companies have ranged between \$2-\$5 per foot.

Secretary:

Vogts reported:

- Created a comprehensive spreadsheet for each condo unit with contact information, chimney inspection information, renter information, etc.
- Created a Welcome Packet to review with new owners.
- Goals for the upcoming year is to get all owners wood-burning chimney inspected and renter information updated.

Treasurer:

Holland reported:

- Thanked Micki Fuerst for helping her learn the treasurer position and to answer numerous questions.
- 92 of 143 units pay monthly maintenance fees by auto pay - would like more to do it. Tom Steinhaus (U6035) recommended it be mandatory to pay the monthly fees by autopay – can we make owners do it? Bylaws don't require it but board of directors could make it a policy.
- If banking information has changed, please contact Holland immediately so the fees are paid timely.
- SREA insurance due in September based on square footage of each unit.

- Income and Expense Report distributed tonight is through September 17, 2018. The “fiscal period” is October 1 to September 30. All accounts are at Associated Bank.

Election of BOD Members:

- Nominations from the floor? No
- Kathy Lawrence (U6000) – ballots and proxies are different in 2 or 3 vacancies. There was a misunderstanding as to how many director positions were open. The board seats up for election this year are Druce and Mostrom. Sarah Mautz (U638) – Will all proxy votes be counted? Yes.
- Introduction of Candidates - Margie Druce (U6005), Richard “Dick” Roe (U630), and Robert Vogts (U6027).
- Ballots were counted - Robert Vogts and Dick Roe have been elected to the two three-year board positions.

Other Business:

- **Boat Slip** - Ingrid Poppy (U640) asked if a non-Saddle Ridge person can rent a boat slip at the marina? Yes, but at a higher rate than SRA members. It was recommended for the person to go onto the website for renting information.
- **SRE and SRE II Merger** - Schumann ask the general membership if the SRE and SRE II (odd numbered 6000 units and 317) should merge? Everything is shared (directors, maintenance fees, etc.) - SRE II was solely created to allow discounted maintenance fee for 7 years. The recent agreement with Saddle Ridge Corporation which reduced the sewer hoof-up fees also eliminated the reduction in maintenance fees. We have contacted our attorney to ask how we could merge. It requires a 75% positive vote from both associations. Condo docs would need to be amended and distributed and then re-vote. The SRE II Bylaws require that two board members be from SRE association - that has not been the case for years. When the board is asked for information for mortgage companies, it is very confusing and time consuming due to two associations. The board of directors will investigate it and a vote will need to be taken by mail to the entire membership to merge the two associations. It also restricts the number of board members to 2 from SRE II.
- **Cart Path** - Herwig asked if the golf cart path between Saddle Ridge and Portage Country Club should be paved. The SREA currently maintains it but Pat Kirk owns it. Steinhaus (U6035), Beahm (U307), and Gary Herwig (U6004) will look into options from both golf courses, restaurants, and associations.

Adjournment:

Robert Nichols (U6019) made a motion to adjourn the meeting at 8:35 pm, Marv Timm (U6033) seconded the motion, and all approved.

Respectfully submitted,

Vicki Vogts
Secretary