

# Saddle Ridge Estates Association, LTD

P.O. Box 443

Portage, WI 53901-0443

Website: [www.saddleridgeestates.net](http://www.saddleridgeestates.net)

Email: [saddleridge139@gmail.com](mailto:saddleridge139@gmail.com)

(608) 742-6850

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## BOARD OF DIRECTORS MEETING

April 8, 2019

Bethlehem Lutheran Church, Portage, WI

**Directors Present** - Gary Herwig, Winnie Schumann, Paul Turner, Robert Vogts, Vicki Vogts

**Directors Absent** - Mari Guckenberger, Richard Roe

**Owner in Attendance** - Pamela McCullough (U512)

### CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called meeting to order at 5:35 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

### REVIEW MINUTES

V. Vogts distributed the March 11, 2019, minutes - Herwig motioned to approve the minutes with minor correction of adjournment time (6:44 pm not 5:44 pm), Turner second the motion, and all approved.

### DIRECTOR UPDATES

#### Roads:

Roe not present to report.

- Pamela McCullough (U512) had snow melt pool in her driveway which flowed into her garage which she believes caused minor cracking of her concrete floor. Schumann stated the SREA should have a contractor look at her driveway to come up with a solution to avoid future flooding. According to the SREA bylaws, garage floor repairs are the responsibility of the condo owner. The SREA would be responsible for fixing the driveway problem to avoid future damage as it has done with other driveways.
- U402 also had unusual snow melt flooding in the driveway. This was an unusual year where the large amount of snow melted quickly and the water had no place to go with the high mounds of snow along driveways and sidewalks.
- U401 will be have its sidewalk raised to avoid future pooling of snow melt / freezing water on it.
- Roe will be driving around the association to check for potholes that need to be repaired this spring.

#### Water & Sewer:

- Turner reported the March water test for bacteria was negative.
- Electric power outage on March 26 caused alarms to go off with the lift stations - GEC checked the generator at the main pump house and it was running fine.
- The sewer manhole cover and collar across from U1116 was damaged by the snowplower and is now repaired.
- The water main access across from U963 was also struck by a snowplower - Country Plumber will repair and the other association will be responsible for the road repair.
- The UPS battery for the pump printer in the main pump house was replaced.
- Turner will resume acquiring for GEC the marking of curb stop valves for Court 6 and the other associations need to be completed. Marking of all fire hydrants and main valves has been completed. By using a metal detector, GEC found valves that are not on our maps nor were surveyed last year. They will use a utility locator to find the location of the main and look for missing curb stops in the area.
- GEC is still looking for a possible water leaks in the system. The leak correlation crew is schedule to work on April 16.
- The routine on-demand pump #2 at the main pump house has a failed rubber coupling that was reported to us today. The blue stakes marking water accesses need to be removed from yards.

### **Grounds:**

Guckenberger not present to report.

It was noted by Winnie Schumann that we met with Karl Stewart. He will continue with his contract for lawn mowing this year. Mowing will start on Tuesdays. Included in his contract is the curbside brush pickup, which will be done when they come to mow on the 1st and 3rd Tuesdays of the month.

### **Buildings:**

Herwig reported the siding project on U6012 almost finished and then will start on U6022 (bid price of \$11,200). Pitched roofs were installed on U101 and U102 - working on U402 and U405 now (bid of \$1,500 for labor a materials per roof). Obtaining bids for raised sidewalk and landscape contouring for U401.

### **Secretary:**

- V. Vogts reported that the original condo docs binder has been sent to O’Brions for printing. Owners may purchase a copy of the binder reimbursing the association. It is the responsibility of the seller to provide a copy of the condo docs binder to the new owner. A scanned copy of the condo docs will also be posted on the SREA website under the “Documents” tab in case owners want to print out a few pages to update their condo docs binder.
- A “welcome packet” has been mailed to the new owner of U615.
- The website homepage has been updated with the new officer assignments.
- The SRA association has been posting a “refresher course” on their website highlighting different rules and regulations each month. The SREA will start a similar website posting next month.
- An updated list of board members and their term expiration was distributed to all board members.

### **Treasurer:**

- R. Vogts distributed a Balance Sheet dated April 7, 2019. Just paid the snowplower about \$30,000 which is about \$4,000 over budget - not a surprise due to the snow this winter. Schumann would like to add the values of the water system, land, well house, buildings, etc. on the balance sheet in the future.
- Herwig would like to have the reserve accounts listed so each director knows where their budgets are at each month. The difference between the two reserve bank accounts is: “statutory reserve” - any money taken out of it has to be replaced within 3 years and the “working reserve” - money used for improvements and additions in our budget. Are we required by law to add 10% to the statutory reserves each year? It hasn’t been done for many years.
- Schumann and R. Vogts will working on the financial statements which may include a meeting with Miller Ebben to establish the accounts correctly per state statute.

## **OLD BUSINESS**

### **U112 Financial Resolution for Water Leak Repairs:**

Per the “Water Pipes Repair Responsibility” dated July 9, 2003, SREA should pay for fixing leaking copper pipes inside the common walls (only in certain condos where substandard copper was installed), along with replacing sheetrock and paint. An exception would be if damage is due to the owner/renter’s neglect (i.e., frozen pipes). R. Vogts will review all bills paid for repair pipe, replace drywall, and paint affected areas for U109. At that time, it will be decided how much U112’s owner will be reimbursed, if any.

### **Merging of SRE & SRE II:**

Schumann provided a proposal for merging our two associations that would be sent to owners to vote on this issue - Saddle Ridge Estates and Saddle Ridge Estate II - together as one association since we operate as one now. Board members are to review the documents and bring questions or concerns to the next meeting.

## **NEW BUSINESS**

### **Driveway Issues U512, U402, Etc.:**

See “Roads” report above.

## **ADJOURNMENT**

Next meeting will be on Monday, May 13, 2019, at 5:30 pm, at Bethlehem Lutheran Church. Herwig motioned to adjourn meeting at 6:49 pm, R. Vogts second the motion, and all approved.

Respectfully Submitted,  
Vicki Vogts  
SREA Secretary