

# Saddle Ridge Estates Association, LTD

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## BOARD OF DIRECTORS MEETING

August 12, 2019

Bethlehem Lutheran Church, Portage, WI

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

Directors Absent - Mari Guckenberger

Visitor(s) - Brett Johanen (U505)

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

Schumann called the meeting to order at 5:33 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

### REVIEW MINUTES

V. Vogts distributed the July 15, 2019, minutes - Herwig motioned to approve the minutes, Roe seconded the motion, and all approved.

### DIRECTOR REPORTS

#### Roads

Roe reported the light bulbs replaced in street light fixture at Hwy 33 and East Saddle Ridge - bulb was shot out by a pellet gun. McTier is busy so the concrete curbs for Courts 1, 2 and 4 are delayed again.

#### Water & Sewer

Turner reported the water analysis reports for July were completed and test results were within ranges. The WDNR certification needs to be done in August 2019. Turner asked General Engineering for water use data on pre- and post-water main lateral repairs near U1050 and fire hydrant replacement near Court 6000. Turner has not received a response back from Flygt regarding inspection/repair of the radio telemetry system for Lift Station #2 and new access cover and pump removal rails for Lift Station #6.

#### Grounds

Guckenberger absent so Schumann read her report. Eddie isn't showing up consistently so projects not completed. The wooden retaining walls at U501/U503 were replaced with brick blocks for about \$800. The retaining walls behind condos along Hole 6 and U6010 still need to be replaced. Waiting for lawn mowing bids for next summer. The cost of cleaning up the brush along West Saddle Ridge by Dan Steeger was \$700 and bills were sent to other associations for the shared expense. The clean up costs for U317 came to \$800 and the owner will pay a portion of it. The bill for the repair work for moving the wheelchair ramp at U619 was sent to the owner. Several more trees need to be removed and will be scheduled for October or November.

Johanen (U505) recommended we contact the Columbia County Highway Department to see if they would trim the trees along the golf cart path either in late fall or early spring. It's something that probably would only have to be done every few years. V. Vogts will contact Bill Harper for a cost estimate and liability requirements.

### **Buildings**

Herwig reported that gutter caps, new downspouts, and new gutters were installed. Badger Basement is going to bury pipes behind U109, U110 and U111 on September 30 so the water will drain from the unit sump pumps down toward the pond - cost will run a couple thousand dollars. Cement work for a stoop, sidewalks, and a patio will be done by McTier maybe next week or early September.

### **Secretary**

V. Vogts distributed Welcome Packets to U109 and U410 owners. The Annual Meeting mailing will be going out to owners by August 15. V. Vogts updated the Condominium Rules & Regulations from the version in the new phone directory - it will be updated in the Welcome Packet and SREA website.

### **Treasurer**

R. Vogts distributed the general ledger for July. The \$100,000 money market account funds that we transferred from Associated Bank to Community Bank earned us \$54 in interest (1%). The remaining \$152,000 that was transferred from Associated Bank to Community Bank was put into a certificate of deposit for 21 months earning 2.5% and will mature in April 2021. No response received on letter sent to U211 regarding nonpayment of monthly maintenance fees.

## **OLD BUSINESS**

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

Schumann was recommended to contact Attorney Pharis Horton, the attorney who was involved in the original creation of Saddle Ridge condo documents. She mailed a copy of the SREA/SRE II condo docs binder, executive summary, and the letter going to owners to see if he would be interested in being our attorney for the merger. We also are requesting an estimate of the total cost of his attorney fees.

### **Traffic Signs:**

The SRA was contacted by Bill Harper of the Columbia County Highway Department regarding the installation of an additional stop sign for outgoing traffic on West Saddle Ridge. SRA does not want an additional stop sign. R. Vogts made a motion that a stop sign will not be installed for outgoing traffic on West Saddle Ridge, pull the current "yield" sign, and relocated the "golf cart / pedestrian" sign on the other side of U317 mailbox, Roe seconded the motion, and all approved.

### **Insurance Premium Billing:**

Schumann has been preparing the insurance premium billing that will be mailed out to all owners by the end of the month. Payments will be due by October 1 along with the merger proposal ballot.

## **NEW BUSINESS**

### **Annual Meeting Planning:**

The Annual Meeting is scheduled for Tuesday, September 17, 2019, at Bethlehem Lutheran Church. V. Vogts will mail out the documents by August 15. Board members should be at the church by 6:15 to set up the fellowship room. V. Vogts will find volunteers to count ballots and work at the check-in table at the meeting.

## **ADJOURNMENT**

Next board of directors meeting will be scheduled for Monday, September 9, 2019, at 5:30 pm, at Bethlehem Lutheran Church. Herwig motioned to adjourn meeting at 6:44 pm, R. Vogts seconded the motion, and all approved.

Respectfully Submitted,

Vicki Vogts  
SREA Secretary