

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

July 8, 2019

Bethlehem Lutheran Church, Portage, WI

Directors Present - Mari Guckenberger, Richard Roe, Winnie Schumann, Paul Turner, Robert Vogts, Vicki Vogts

Directors Absent - Gary Herwig

Visitor(s) - Gretchen Lambert & Bill Harper (U407), Carole Vogts (U6027)

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called the meeting to order at 5:25 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

REVIEW MINUTES

V. Vogts distributed the June 10, 2019, minutes - Roe motioned to approve the minutes with modification to Grounds report (clarification on street lights being replaced), Guckenberger seconded the motion, and all approved.

MEMBER - LAMBERT (U407)

Lambert is requesting a parking pad but a white pine needs to be removed so it doesn't crack the blacktop. Lambert is willing to remove the sod and do the prep work before Davis does the blacktop - all work is done at the owner's expense. Lambert will create a work order and send to Roe. Harper is concerned the yield sign in front of U317 is confusing drivers leaving Saddle Ridge West. The sign's purpose is to warn drivers that golf carts cross Saddle Ridge East at the intersection. Guckenberger will meet with Harper tomorrow to discuss correct placement of the sign.

DIRECTOR UPDATES

Roads:

Roe reported that U505 is requesting a parking pad and the owner has not resolved the oil stain on the driveway. Davis and McTier will start the curb stops next week in Courts One, Two & Four. In July, Davis will work on the driveway and sidewalk drainage problems on 13 units for a total cost of approximately \$16,000. U305 manhole cover is raised and will be repaired.

Water & Sewer:

Turner reported that he hasn't heard from Country Plumber regarding a bid request for preventative maintenance agreement on grinder pumps and exercise curb stops at U501-504. No replacement yet of radiator of emergency generator engine. Last week, SREA experienced a 1.5 hour electrical service outage. Locator operators from Markesan tried to close in on the suspected water leak near U1050 in the SRA. New hydrant in Court 6000 - LMS Construction responded the same day and were asked to raise hydrant valve box to the height of the newly seeded soil plus turn the hydrant head so the hose connections are facing the same direction as all other hydrants. Blow out of water lateral off the main near U1050 in the SRA. Water seeping out of the street blacktop. LMS immediately responded around 3:00 pm and finished repairs by 8:00 pm. Jerry Foellmi and Lukasz Lyzwa of General Engineering both explained the ghost (false) responses happening to GEC headquarters in Portage and SREA "red light". System needs repair and/or upgrade. DNR's "Consumer Confidence Report" for 2018 and water quality test results for June 2019 are posted at the bulletin board near the East entrance.

Grounds:

Guckenberger reported that she is getting three bids for next year's lawnmowing (McTier, Brett, and Eddie from Brandon) - deadline is September 1. Steeger cut down a lot of brush along Saddle Ridge West. Mad Saw picked up all of the brush - Dennis Allen approved the work. U317 clean up will cost approximately \$800. Tree down at U6028 and will need to be cut down - there is about \$400 left in the tree fund to replace it. Three stumps in Court 500 need to be ground out. Karl Stewart gave Guckenberger a list trees that need the lower branches removed for the mower guys. Eddie will be here next week to repair the small Court 500 retaining walls and fix U110's drainage problem. A pine tree will be trimmed and mulch brought in for U506. U608 has gophers getting into the basement through the sill plate - McTier is working on fixing the issue. Waste Management will start picking up recyclables in the new containers on Wednesday, July 10. McTier distributed the recycling containers to all SREA owners - R. Vogts will send the \$400 bill paid to McTier to the Baraboo office of WM for reimbursement. WM will be replacing the small container with a medium container because the truck can't unload the smaller version. Three-year contract with WM expires July 31, 2020 - we will start looking for other options now.

Buildings:

Herwig was absent but Guckenberger gave the following report. Siding completed on U6022 and leftover materials need to be returned to Portage Lumber for reimbursement. U207 and U210 water issues completed. Herwig meeting with Badger Basement Repairs on July 18 regarding U209 and U212. Davis will fix drainage problem behind U209 and U210. U102 and U104 roofs will be replaced. U512 had water coming in around fireplace area - no leak but caused by the wind storm. Cement repair work will be done at U205, U411, and U6033. Herwig will be trying a gutter cap on U6017 to see if they work. Herwig ordered a large quantity of gutters to be installed on several condo buildings - McTier will install starting next week. U617's porch roof at curled shingles and water is leaking into the porch. A work order was not received for work being done on U619's porch remodeling.

Secretary:

V. Vogts reported that two letters of interest for the director positions were received from Paul Turner and Mark Mostrom. Draft documents for the annual meeting mailing were shared with board members for review. Mailing has to be out by August 15. Welcome Packets were distributed to four new owners. The "refresher" for July is regarding garbage/recycling, garages, porches, garage sales and parking areas. V. Vogts can go through the boxes in the file storage room to determine what needs to be destroyed according to the Wisconsin Statutes on Condominiums record retention; Sarah Mautz may be able to help out.

Treasurer:

R. Vogts distributed the check register report for income and expenses from May 7 to June 28, 2019. A letter was sent to U211's owner regarding unpaid HOA fees - a copy of the letter will be sent to the land contract grantor. R. Vogts has researched many local banks regarding higher yield investments. R. Vogts recommended that we transfer funds from Associated Bank to another bank to increase interest earned and to protect SREA funds under the FDIC insured limitations of \$250,000. R. Vogts will complete his research this week. A motion was made by Guckenberger and seconded by Roe to transfer an approximate total of \$253,000 from Associated Bank to another local bank to acquire a higher yield and to protect SREA funds due to the FDIC insured limitations of \$250,000. The Associated Bank statutory reserve account of approximately \$153,000 will be closed and reinvested into higher yield certificate of deposit and \$100,000 will be withdrawn from the Associated Bank money market account into another bank's money market account due to the FDIC insured limitations. Motion was approved.

OLD BUSINESS**Lot 607:**

An amendment to the condo documents was drafted by Attorney Miller stating that Lot 607 will be declared as restricted use and prohibited as residential use. Lot 607 shall be used as drainage & common area per this modification to the condo documents, hopefully a side benefit to this will be a reduction in the real estate taxes for Lot 607. Schumann and V. Vogts will sign the document in front of a notary public this week.

Merging of SRE & SRE II:

Will be discussed at Special Board of Directors meeting scheduled for Monday, July 15, 2019.

NEW BUSINESS

Annual Meeting Planning:

Will be discussed at Special Board of Directors meeting scheduled for Monday, July 15, 2019.

Budget Planning:

Will be discussed at Special Board of Directors meeting scheduled for Monday, July 15, 2019.

ADJOURNMENT

An additional board of directors meeting will be scheduled for Monday, July 15, 2019, at 6:00 pm, at Bethlehem Lutheran Church to discuss the Annual Meeting items on this agenda. R. Vogts motioned to adjourn meeting at 8:05 pm, Guckenberger seconded the motion, and all approved.

Respectfully Submitted,

Vicki Vogts
SREA Secretary