

# Saddle Ridge Estates Association, LTD

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## BOARD OF DIRECTORS MEETING

June 10, 2019

Bethlehem Lutheran Church, Portage, WI

**Directors Present** - Mari Guckenberger, Gary Herwig, Richard Roe, Winnie Schumann, Paul Turner, Robert Vogts, Vicki Vogts (arrived at 5:40 pm)

**Visitor** - Linda Brzezinski (U506)

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

Schumann called the 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 May 13, 2019, minutes - Guckenberger motioned to approve the minutes, Turner seconded the motion, and all approved.

### DIRECTOR UPDATES

#### Roads:

Roe reported that Davis Construction and he says there are approximately 25 driveways that need repair. Extra parking pads have been requested by U106, U107 and U624 (at the owner's expense). McTier Construction will be working on making curb for the inner grass circle in Courts 100, 200 and 400. U505 has a vehicle that is dripping a liquid (oil or transmission fluid) onto the roadway - Roe would go meet the owner.

#### Water & Sewer:

Turner reported that U507 has a buried propane tank in the common area (may have been there since late 1970s). Turner will draft a letter to Melissa Kirk, the seller's real estate agent, that the SREA is requesting the tank be inspected. SREA will highly recommend the seller convert the unit from propane to natural gas. GEC will bring in a private contractor to find the water leak near U1050 due to WRWA's equipment failure. The radiator for the generator is leaking fluid, it is recommended that we get it replaced. GEC recommends the fan belt on the main well emergency generator be replaced when the radiator work is done.. Country Plumber has been asked to test U501-U504's curb stop valves as soon as possible. U413 is installing a natural gas line to the condo. Alliant Energy told Turner that someone removed the Diggers Hot Line flags which is a federal offense.

#### Grounds:

Guckenberger reported that Eddie has been doing landscape repair work. Five yards of mulch were ordered for U646 and U650 to cover where trees were removed. More mulch will be ordered to repair where a tree was removed from U506. A couple more trees need to be trimmed and removed. U403 may have a tree removed to help with water flowage away from the condo - Guckenberger will send a letter to the U403's owners regarding items in the yard beyond the owner's three feet. U317's owner trimmed the trees in front of their condo - Guckenberger will talk to the owner about who will remove the trees and brush. One street light out in Court Five and two street lights out in Court Six; Alliant Energy will replace them. Waste Management will be changing out the recycling bins to wheeled carts in late June or early July. American Red Cross will come out to SREA to do free home inspections of smoke detectors and will replace at no charge - Guckenberger will make arrangements for the service in September.

**Buildings:**

Herwig reported that when Country Plumber used their jetter near U109/U110, the water bubbled up which is a problem. Currently, there is a long white pipe from the drainage pipe away from the building. Herwig is working on many roof leaks and drainage problems. U6022's siding should be completed soon. Herwig and Guckenberger met with U611 owner regarding the overgrown shrubs around the condo and the trash left inside the condo - a letter will be sent to the owner outlining what needs to be done and the deadline for completion otherwise the owner will be assessed a monthly fine. An owner has indicated that U202 may have a lot of toxic chemicals in the garage which may be a fire hazard. Schumann will discuss it when she goes to talk to the owner about other issues.

**Secretary:**

V. Vogts reported a letter was sent to all owners notifying them that three board of director positions are up for renewal or replacement at the annual meeting. Welcome Packets have been distributed to new owners. A "refresher" document for June on rules and regulations has been created regarding Home Safety - will be sent out to owners and posted on the SREA website. The next "refresher" for July will be regarding garbage/recycling, garages, porches, garage sales and parking areas. V. Vogts will review the Wisconsin Statutes on Condominiums to see what the record retention timeframe is for condo association documents.

**Treasurer:**

R. Vogts distributed a Budget report dated June 10, 2019, and Check Register from April 25 - June 7, 2019. Error on Budget report - "Sewer Expense" shared expense with all associations should be \$60,000 not \$60. He distributed an interest income report on the money market account - the board members would like to see the report quarterly. Working on which owners are delinquent in paying their money HOA fees.

**OLD BUSINESS**

**U507/508 Sale:**

It was agreed that fees for the condo will remain as is.

**Merging of SRE & SRE II:**

The SRE and SRE II are two separate condo associations under one umbrella. To help determine if we should proceed with a merger, Schumann will contact Miller & Miller to get an estimate on attorney fees to do the paperwork for the merger. The merger document, a list of pros and cons, and the estimated cost for the merger will then be presented to the membership at the annual meeting.

**Other Old Business:**

None.

**NEW BUSINESS**

**U401 Repair & Drainage Issues:**

Owner will be selling the condo and wants to be sure the repairs will be done by the association. Herwig will contact owner to verify the repairs.

**Budget Planning:**

All directors need to submit their budget numbers to Schumann before the July meeting so the Annual Budget report can be created and included in the Annual Meeting mailing in early August.

**Other New Business:**

None.

**ADJOURNMENT**

Next meeting will be on Monday, July 8, 2019, at 5:30 pm, at Bethlehem Lutheran Church. Herwig motioned to adjourn meeting at 7:38 pm, R. Vogts seconded the motion, and all approved.

Respectfully Submitted,

Vicki Vogts  
SREA Secretary