

Saddle Ridge Estates Association, LTD

P.O. Box 443

Portage, WI 53901-0443

Website: www.saddleridgeestates.net

Email: saddleridge139@gmail.com

(608) 742-6850

BOARD OF DIRECTORS MEETING

March 11, 2019

Bethlehem Lutheran Church, Portage, WI

Directors Present - Mari Guckenberger, Gary Herwig, Debbie Holland (left at 6:30 pm), Richard Roe, Winnie Schumann, Robert Vogts, Vicki Vogts

Visitors - Brett Johanen (U505), Paul & Jan Turner (U6026), Melissa Kirk (Restaino & Assoc Realtors)

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE

Schumann called meeting to order at 5:30 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

REVIEW MINUTES

V. Vogts distributed the February 4, 2019, minutes - Herwig motioned to approve the minutes, R. Vogts second the motion, and all approved.

MELISSA KIRK - SALE OF UNIT 507/508

U507 & U508 is a combined unit with one kitchen and one entrance with one tax parcel number. The original owner, Pem Arians and her husband, built the unit in the early 1980's and said it will be considered two units, paying two monthly maintenance fees, and have two votes at the annual meeting. Melissa Kirk is the realtor selling to property for Arians and said it will be difficult to sell the condo with a \$400 monthly maintenance fee. It could be split into two condos with major remodeling. According to the SREA bylaws, the maintenance fee cannot be reduced by the board of directors - all owners would need to vote on it has a bylaw change.

BRETT JOHANEN (U505) - WORK ORDER

Brett and Rachel Johanen purchased U505 and have work orders for either repairs or upgrades to the property. The porch roof has a leak due to the ice jam on the roof and the sidewalk has sunk - Herwig will have both items repaired this spring. The garage door may need to be replaced at owner's expense - Herwig will provide the color requirement to him. Johanen would also like to update the landscaping around the condo but that can be done without board approval as long as it is within the three feet from the foundation.

DIRECTOR POSITIONS & ASSIGNMENTS

Holland will be leaving the board at the end of March 2019. R. Vogts will take over the Treasurer position effective April 1. Paul Turner (U6026) is interested in joining the board to fill Holland's vacancy. Herwig made a motion to appoint Turner to the vacant director position on the board, Guckenberger second the motion, and all approved. Herwig made a motion to appoint Turner as the Utilities director replacing R. Vogts effective April 1, R. Vogts second the motion, and all approved.

DIRECTOR UPDATES

Roads:

Roe reported the excessive snow this winter will create an overage in the snow plowing budget. In late April, he will start making a list of road cracks and potholes that will need to be repaired. Doherty will start working on the culvert installation at the entrance of Court 3 as soon as the frost is out of the ground. Dick will need to get to start obtaining bids for the

blacktop work over the new culvert and have that scheduled as soon as the culvert is installed. The concrete curb job that was supposed to be done last summer will be completed this spring - McTier recommended only installing the curb on the lower half of the court's inner circle to save money. The board received an email from an unknown person stating there is a gold SUV in Court 1 blocking the entrance to the court and some driveways - we responded to the email asking for the sender's name and the vehicle owner's name so Roe can resolve the issues.

Water & Sewer:

While R. Vogts was gone for two months, Schumann had a water usage report done by General Engineering. Water usage has been much higher over the past few months which is unusual since many condos are empty due to the "snowbirds" being gone. Dennis Allen has the areas plowed out so the valves can be checked again to pinpoint the leak(s) in 1000's and 6000's. GEC will check the areas at night when water usage is down and area is quieter. Turner would like to know if we need to increase the size of the water lines where the trees were taken down on the main road in the 700's and 800's. We will need to discuss that with General Engineering and Pat Kirk.

Grounds:

Guckenberger reported that condo washing for Courts 4, 5 and 600-630 will start May 6-8. If screens can be taken out for the powerwashing, she asks owners to remove them for ease of cleaning up the windows after the power washing. Tru Green is hired to do the lawn spraying again this season and the first application will be done once the snow is gone. Guckenberger will draft an amendment to Karl Stewart's lawn mowing contract requiring him to check in and out when working in the SREA for billing purposes. A neighbor has complained about a constant barking dog in U211 Guckenberger will write a letter to the owner.

Buildings:

Herwig reported the basement repairs to U207 and U210 will be expensive but necessary. Instead of doing a partial repair and having more problems down the road, Badger Basement will be doing a complete repair job costing \$8,854 for U207 and \$8,310 for U210. Siding has been completed on U6002, so the contractor is going to start U6012 this week. Siding is being replaced due to poor materials and old siding becoming brittle. There are four porch roofs leaking in U101, U102, U405 and now U505 - the contractor will build a more pitched roof (from 1 degree to 4 degrees) at \$1,500 each. This should eliminate future ice jams and /or water leaks that have occurred on the flatter roofs.

Secretary:

V. Vogts reported that most of the owners with rental property have returned the renter information form and a copy of the lease - will be following up with the ones not returned. Sent out an email regarding the water testing and letting owners know the water is already tested monthly here in Saddle Ridge. She will be reviewing the condo docs received from Micki Fuerst to make an "original" so copies can be made for owners without a condo doc book - owner will be required to reimburse the SREA for the cost of the book. Will contact webmaster to update board members, offices, and contact email addresses effective April 1.

Treasurer:

Holland distributed the financial reports (Profits & Loss for February 2019 and October 2018 - February 2019 and Expenses by Vendor Summary for February 2019 and October 2018 - February 2019). We have paid half of the Badger Basement invoice as down payment - work will be on May 22 & 30. Invoices from G. Karl Stewart for work performed in 2017 and 2018 have been paid (did not pay the finance charge per Atty. Miller's advice) and mailed to Stewart's attorney. Country Plumber maintenance contract for pumping and jetting from November 2018 to October 2019 has been signed. Holland will update the Treasurer responsibility list and forward on to R. Vogts. We have not received any invoices from MOST for snow plowing.

OLD BUSINESS

U112 Water Leak Repairs - SREA Responsibility:

Per the "Water Pipes Repair Responsibility" dated July 9, 2003, SREA should pay for damage caused by pipes leaking inside the walls, along with replacing sheetrock and paint. An exception would be if damage is due to the owner/renter's neglect (i.e., frozen pipes). SREA will repair original Bronzite copper water pipes that develop pinhole leaks inside the common walls of the four-plexes (U112 is one of those fourplexes). Herwig will review the paperwork provided by U112 owner and notify the owner if SREA will be reimbursing him.

NEW BUSINESS

None.

ADJOURNMENT

Next meeting will be on Monday, April 8, 2019, at 5:30 pm, at Bethlehem Lutheran Church's conference room. Herwig motioned to adjourn meeting at 6:44 pm, R. Vogts second the motion, and all approved.

Respectfully Submitted,

Vicki Vogts
SREA Secretary