

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

May 13, 2019

Bethlehem Lutheran Church, Portage, WI

Directors Present - Mari Guckenberger, Gary Herwig (5:34 pm), Richard Roe, Winnie Schumann, Paul Turner, Robert Vogts, Vicki Vogts

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 April 8, 2019, minutes - Turner motioned to approve the minutes, Guckenberger second the motion, and all approved.

DIRECTOR UPDATES

Roads:

Roe reported:

- Total cost of snow plowing this past winter was \$37,598 (budget was \$33,000).
- Culvert installation in Court 300 is finished. Additional grading was done at an additional charge. Doherty Trucking's blacktop bill for \$1,010.
- Road is starting to crack at the main entrance between hut and highway. Roe will contact Dennis Allen (SRA President) regarding the shared expense. We will keep an eye on other cracks to see if they need to be repaired in the fall.
- There are about 12 driveways that may need to be repaired from rapid snow melting or altered to avoid flooding in the future from rain storms. Roe will contact contractors for their opinions and proposals for the work. U402 will have the sidewalk raised and the lawn recontoured to avoid flooding in the future. Owner will be helping with the labor which will lower the cost significantly. Herwig and Roe will work together on coordinating the repairs.
- McTier was supposed to install a "berm" in Courts 100, 200 and 400 last summer (bid of \$19,000 dated May 2018). Roe will contact him to schedule the work for this summer.
- Schumann has made a list of repairs that have been done or need to be done due to snow plower drivers hitting manhole covers and water main caps. She will share list with other association presidents.

Water & Sewer:

Turner reported:

- WRWA electronically looked for water main leaks around U1054 and U6022/6024. Received a proposal from LMS to further investigate possible leaks U6022/6024 and U1057/1063 areas. LMS replaced a leaking hydrant and hydrant valve at 6022/6024.
- GEC replaced the coupling to an on-demand water pump at the main well house.
- Asked Country Plumber for a proposal on Lift Stations 3, 4 and 5 with twin grinder pumps.
- WRWA will be coming back to isolate a noise they heard up on the bluff.
- Asking Flygt to resubmit proposal for six submersible pumps at Lift Stations 1, 2 and 6.
- A hydrant in Court 500 was "noisy" and will be investigated further.
- U109's sump pump is running constantly - will discuss with GEC on how to investigate for a leak outside of the foundation and the line going to the public bathroom going from Hole 3 to Hole 4 tee.

- No invoice received yet from Country Plumber for damaged manhole caused by snow plow driver.
- Once we get equipment from GEC, the GPS marking of curb stops will resume.
- Leaking hydrant by clubhouse needs to be repaired; it has been valved off due to leak.
- Water to the entrance hut is from the golf course sprinkling system; golf course owner will be repairing it so the flowers at the entrance can be watered.
- Lucasz from GEC wants to meet with all of the association presidents to discuss the potential cost of repairs to the sewer system.

Grounds:

Guckenberger reported:

- Elite Pest Control was hired to eliminate a number of voles. Traps are needed in the file storage room at the pump house. Voles and moles are spending winter months in that area.
- Street signs will be put on hold due to price of steel (for the poles) going up and other repairs have priority.
- Court Four sign has been fixed. Court 6000 sign is peeling; will check to see if the repair is under warranty.
- Spring clean-up this year was completed by Bryant Landscaping (owner Eddie Bryant) and will work on repairs that are needed. Total cost of spring clean-up was \$700 lower than prior years. Karl Stewart will be completing out his contract through the 2019 mowing season. Curbside pick-up will change to every other Tuesday (1st and 3rd of the month).
- Tree Committee planted two trees plus one donated tree and three bushes that were replaced at the pump house.
- Front entrance is a shared cost with all associations. We agreed to use the money paid to a landscaper last year and purchased perennials and bushes for the entrance, work was completed by volunteers. The crack in one of the entrance walls was repair and all were painted, as well as the hut.
- U307 (Beahms) owner will be installing an in-ground lawn sprinkler system at their cost. They also want to know who owns the land between their stone wall to the cart path so it can be cleaned out and maintained - Jerry Braun volunteered to do the work until it is determined who owns the property.
- Dan Steeger has indicated that he would like to clear out the trees from the Frontier building to the gravel driveway across from Johnny B's. Guckenberger will talk to him about what his plan may be with the project.
- The sign has been installed at the entrance to the golf cart path from Court 6000.
- U412 wants to pour a concrete pad patio between his condo and the detached garage - he should submit a work order.
- U317 owner wants to clean out the brush in his front yard and plant pine trees. He will also replace the LED lights around the entrance hut.
- HydraClean (unit power washing company) will be holding a customer appreciation day at Johnny B's on June 6.

Buildings:

Herwig reported that Badger Basement will be here on May 22 to repair U110's basement (sump pump running constantly) and here on May 30 to repair U207 basement. U6022 siding project is finishing up. U402 flooding problem will be fixed and porch roof repaired. Roof on U109-112 building needs to be replaced soon. Fire Department was at U610 due to possible rodents in the condo. Herwig will contact fire chief for more information.

Secretary:

V. Vogts reported she will start a "refresher course" similar to the SRE on the SREA website - first topic will be safety (check smoke alarms, carbon monoxide detector, fireplace chimneys, fire extinguishers, and dryer vents. Will email other association presidents for them to talk to their residents. Start on annual meeting paperwork - letter to owners asking for nominations for vacant board of director positions. Welcome Packets were sent to owners of U305 and U413 as well as a new renter in U405. If an owner needs a complete copy of the condo declaration binder, they may obtain one at the cost of \$15.

Treasurer:

R. Vogts reported that U110 and U211 has not paid the monthly maintenance fees for many months. A letter will be sent to the owner(s) stating how much they owe and if not paid, the SREA will file a lawsuit in Small Claims Court. Balance Sheet, Budget, and Check Register dated May 13, 2019, was distributed. Currently, the SREA has \$254,945 is the statutory reserve accounts (not to be touched). Schumann emailed "Community Association Accounting 101" to board members. She recommends the SREA use the modified accrual accounting method - board members agreed. Schumann will work with R. Vogts to set up his spreadsheets using that method.

OLD BUSINESS

U112 Financial Resolution for Water Leak Repairs:

Herwig believes \$1,200 is a fair amount to reimburse the U112 owner which is close to what we paid to repair the other condo involved in the water damage.

Merging of SRE & SRE II:

The proposal has been reviewed by board members and will be sent to all owners for a vote at the annual meeting.

Violation Form:

Revisions have been given to Guckenberger to finalize and start using for future rule violations.

NEW BUSINESS

Driveway Issues U512, U402, Etc.:

See "Roads" report above.

ADJOURNMENT

Next meeting will be on Monday, June 10, 2019, at 5:30 pm, at Bethlehem Lutheran Church. Herwig motioned to adjourn meeting at 7:55 pm, R. Vogts second the motion, and all approved.

Respectfully Submitted,

Vicki Vogts
SREA Secretary