

Saddle Ridge Estates Association, LTD

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BOARD OF DIRECTORS MEETING

November 11, 2019

Bethlehem Lutheran Church, Portage, WI

Directors Present: Mari Guckenberger, Gary Herwig, Paul Turner, Robert Vogts, Mark Mostrom

Directors Absent: Winnie Schumann, and Dick Roe

CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE:

The meeting was called to order by Mari Guckenberger at 6:00pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

Review minutes: M. Mostrom distributed the October 14, 2019 minutes - Motion made by Paul Turner to approve the minutes as written and seconded by Gary Herwig, The motion passed.

Margie Druce: Margie explained that her investor backed out and therefore she is unable to obtain the needed loan. She is looking for 22 people to invest \$30,000.00. This would be a simple mortgage note amortized for 20 years at 5% interest with payout in 3 years. Each share will receive \$198.00/month for 36 months and a payoff of \$27,172.52 on April 1, 2023. Payments will be made on the 1st of every month beginning on April 1, 2020. Margie is requesting SREA Board to take 4 shares.

A special meeting will be held on November 25, 2019 to discuss this request, and Mari will contact Attorney Miller to find out if we can legally do this without association approval.

DIRECTOR UPDATES:

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Roads:

Roe reported:

- I called Kristopher Behling at unit #107. I told him to remove his boat and trailer that was parked in his driveway at #107. It had been there over 10 days. I sent him a certified letter on 11/05, with a notice that he would be fined if he did not remove his boat from his driveway. His boat and trailer were gone by 11/09/19 so no further action is needed. On 11/10, Paul Turner and I looked over the drainage problem at the pump house building. It looks like the sand pile should be moved soon. Mark Oelhof, from MOST, was contacted to take a look. I am not sure why the sand was dumped there. It looks like the drainage gutter should be enlarged toward the pond.
- Paul and I placed stakes next to driveways to advise snowplow drivers where edge of the driveway is in that area, so, hopefully, grass will not be uprooted.

Water & Sewer:

Turner reported:

- October 26, 2019, posted water analyses for October at SREA bulletin board and Brian Fuerst posted same on our SREA site, the fact that our water was tested and was found to be negative for bacteria.
- Johnny B. called SREA Utility Director on October 29, 2019 wanting the water shut off at the clubhouse of Saddle Ridge Golf Course via a curb stop in the asphalt parking lot. Done
- Utility Director borrowed a metal detector from GEC on October 31, 2019 to aid in finding buried water main valve boxes. The boxes were marked with blue reflector stakes for quick identification in case of emergencies. Also marked a few other utility obstructions in areas where they could be struck with the snow plow or buried. Grounds Director purchased additional blue reflector stakes to aid completion of project. The borrowed metal detector was returned to GEC on November 1.
- Three red "no snow pile" stakes for SREA - Roads were repaired at no cost.
- Repairs of the sewer system by GEC included a blown capacitor for a sewer pump at lift station two and an alternate starter module for a lift station.

- Working with SREA President and GEC to get SREA's reservoir drain scheduled for cleaning and inspection for ultimately receiving DNR approval. This must be done prior to the issuance of DNR's Sanitary Survey due in 2020. GEC is securing bids. Need to resolve when to do it and where to put all the drained water plus keep service going to all of Saddle Ridge.
- Also working with SREA President and GEC to get the DNR's sewer inspection completed and approved. This is already scheduled for August 2020 by the DNR. **The DNR's Sanitary Survey must be completed prior to the sewer inspection.**
- Utilities Director asked Director of Roads to discuss with MOST to plow snow in such a manner to keep the gully, off the SW corner of the brick pump house running SE free of accumulated plower snow, if possible. It is hoped that this would aid in preventing water damming during the thaws and subsequent flooding into the SREA water pump/distribution room as reported happening in the past.

Grounds:

Guckenberger reported:

- Mari reported that **From The Ground Up** has been contracted as our mower for the 2020/2021 seasons. Cost to be \$2300.00/week and will include the cost of \$155.00/every other week (310.00/month) for the mowing of Pat Kirk's vacant lots. Gary and Mari will confirm with Pat that he will agree in writing to this.
- An area in court 5 was cleaned up by 4 volunteers. Total cost was breakfast on the association \$20.84. Two bids were received, \$400.00 and \$800.00 for the same work.
- **Dennis Daniels Tree Service** removed problem trees and branches for a cost of less than \$4000.00. Damaged areas will be repaired in the spring. There will be reimbursements from the Golf Course, SRC and a resident for several trees that were removed for them by us which will lower the amount. Final billing has not been received yet. Estimate came in for the same work at \$10,500.00 from Steinhorst Trees in Poynette.
- **True Green** will fertilize and weed control for 2020. The amount of each is \$2073.00. They are offering a 3% discount if paid prior to work being done.
- **Hydra Clean** will begin cleaning exterior units in the 600 and 6000 courts mid may 2020.
- Fall curbside brush pick up was done by McTier construction.
- Real Christmas Trees will be picked up by McTier on or around January 12th.
- Secretary to send a reminder of garbage and recycle pickup and also on inspection of fireplaces.

Buildings:

Herwig reported:

- All of the big projects have been completed.
- Working on two roofs with leaking problems: 652, and 6037
- Downspout on 6023 repaired and cap on brick at 6033 repaired.
- Weather will hold up a few projects
- Currently re-roofing 213, and 216
- The generator at 109-112 serviced and now works good. Last serviced in 2014

Secretary:

Mostrom reported:

- Asked members to respond to emails so I know they are received.
- Don't need to CC all members on phone messages and emails, just the director responsible.
- I will send an email on Garbage regulations and inspection of fireplaces.

Treasurer:

R. Vogts:

- Reported on October bills paid from checkbook, with a current balance of \$84,017.52 on hand.
- Reported on funds in local financial institutions.
- Reviewed residents/owners who are behind on monthly condo fee.

Old Business:

- Modification of SRE documents to give authority to SREA, master association. Guesstimate cost to modify documents, \$400 - \$500 (Tabled until the November 25, 2019 meeting at Bethlehem Church. 6:00PM.)

New Business:

- None at this time.
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The next meeting will be on November 25, 2019 followed by March 9, 2020 at Bethlehem Lutheran Church on Hwy 33 at 6:00pm