

# Saddle Ridge Estates Association, LTD

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## BOARD OF DIRECTORS MEETING

September 9, 2019

Bethlehem Lutheran Church, Portage, WI

**Directors Present** - Gary Herwig, Winnie Schumann, Paul Turner, Robert Vogts, Vicki Vogts

**Directors Absent** - Mari Guckenberger, Dick Roe

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

Schumann called the meeting to order at 5:32 pm. She certified that a quorum is present and the Agenda was posted in accordance with Wisconsin Statutes.

### REVIEW MINUTES

V. Vogts distributed the August 12, 2019, minutes - Herwig motioned to approve the minutes, Turner seconded the motion, and all approved.

### DIRECTOR REPORTS

#### Roads:

Roe was absent. G. Herwig stated McTier installed the concrete curbs in Courts 1, 2 & 4 by McTier Construction last week.

#### Water & Sewer:

Turner reported the radiator replacement and repairs for the emergency electrical generator at the main pump house have been completed. The July water test results dated July 23 weren't passed on to SREA until August 6 due to staffing issues. The August water test showed E.Coli on the August 20 sampling but the resample on August 21 at the original site was negative as well as the other sites. Turner replaced the cover onto the phone/cable access - also called Alliant Energy to repair the bent cover that holds a meter. Flygt is to finish their PMA via replacing a breaker in the power control box at Lift Station 2 and test the radio transmitter at Lift Station 2 and at the main pump house ("ghost alarms"). Flygt was also asked to estimate the cost of a new cover with access and pump rails on Lift Station 6 so the pumps could be raised for inspection or repair/replacement. Country Plumber has not exercised the curb valves at U505-508. GEC still needs to advise on procedures for updating Saddle Ridge WDNR Consumer Confidence Report for 2019. U305's sewer clean-out cap is broken and will be repaired.

#### Grounds:

Guckenberger was absent. R. Vogts recommends hiring Steinhorst from Poynette for future tree cutting and trimming. They are good and work at a reasonable price.

#### Buildings:

Herwig reported U401 and U402 both installed concrete patios at their expense plus U402 raised up the sidewalk to allow water to run away. U505 installed a concrete patio at their expense and the sidewalk was repaired by the association. More concrete work to be completed this week. Badger Basement is coming on September 30 to bury pipe between U109 and U112. U101-104 will be reroofed this month. U619 has construction debris on the backside of the condo unit that needs to be removed. Schumann will talk to Margie at Saddle Ridge Golf Course about installing signs stating golf carts are not to be driving in condo owners' yards.

**Secretary:**

V. Vogts reported that she is getting everything ready for the Annual Meeting next week. She will have two Welcome Packets ready for two closings taking place at the end of September.

**Treasurer:**

R. Vogts distributed the general ledger for August 2019. As of today: General Fund (checking and CD) = \$117,427.83; Statutory Reserve Funds = \$255,240.31 Total account funds is \$606,719.53. Associated Bank lowered their money market interest rate to .08%

**OLD BUSINESS**

**Merging of SRE & SRE II:**

Ballots are being received by the treasurer. Schumann talked to Attorney Pharis Horton regarding the documents she sent to him (he drafted the original document for SRE II but didn't do the finalization of the document). Section 11 of the SRE II Bylaws states that it gives power to the SREA, Master Association but the SRE's documents does not. If we correct the SRE document, we have in essence merged the two associations. It is estimated that it would cost \$7,000 to \$10,000 to fully merge SRE and SRE II - just doing the correction would cost less. SRE was formed in May 1978 and SRE II was formed in 2000. Atty Horton has been retired for many years and doesn't want to do the merger work but will recommend other condo law attorneys and continue to provide us with consulting on the issues. In addition to modifying Section 11, there may be other amendments we would want to do at the same time. Will continue to research and review with the goal of accomplishing what is desired but in the most cost effective manner.

**Any Other Old Business:**

SRA obtained bids for road repair of the main entrance. Our share is about \$4,400 of the \$10,500 total cost from Hwy 33 to the Frontier building. The board doesn't feel it needs to be done. Closer review of the work being considered will be done.

A unit owner has not paid the monthly maintenance for almost two years. SREA's attorney (Miller & Miller) recommends that we file a lien immediately so they will send a letter to the unit owner's attorney this week.

**NEW BUSINESS**

**Annual Meeting Planning:**

The Annual Meeting is scheduled for Tuesday, September 17, 2019, at Bethlehem Lutheran Church. All directors are asked to send V. Vogts their reports prior to the meeting. V. Vogts will send out an email to all owners reminding them of the meeting and to turn in their proxy forms if not attending the annual meeting. V. Vogts will contact Pastor Jen asking for a microphone and podium.

**Any Other New Business:**

U306 is for sale and the realtor states the concrete sidewalk needs to be repaired. Realtor is asking that we put pressure on David Baehr to get it fixed under the warranty that expires this month.

Schumann is organizing an all Saddle Ridge presidents meeting to discuss common issues. One of the items is to discuss is the potential of creating two executive committees - one for water & sewer and one for roads.

**ADJOURNMENT**

The board of directors will meet immediately following the Annual Meeting on Tuesday, September 17, 2019, to elect officers. The next regular monthly board meeting is tentatively scheduled for Monday, October 14, at Bethlehem Lutheran Church. Herwig motioned to adjourn meeting at 7:11 pm, R. Vogts seconded the motion, and all approved.

Respectfully Submitted,

Vicki Vogts  
SREA Secretary