

**Saddle Ridge Estates
Association, LTD**

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(608) 742-6850 **SREA BOARD SUMMARY**

REPORT OF ACTIVITIES

**APRIL 13,
2020**

The April SREA Board meeting was cancelled due to the COVID-19 Stay at Home Order from the Governor of Wisconsin.

The minutes of the March 9, 2020 were approved as modified through email.

The following reports were submitted by the directors in writing to the Board:

TREASURER: (Winnie Schumann,
Temporary)

- Juanita Rockhill is being trained and gradually taking over the Treasurer duties. . We are in the process of getting her authorization for the online Associated Bank system

*See financial reports attached

UTILITIES: (Paul Turner)

- Final meeting of Winnie, GEC staff and myself regarding the approaching reservoir bypass, draw down, cleaning, inspection, sanitization. Also included was discussion of distributed water sampling before and after treatment per WI DNR regulations. Flow control valves at both wells are to have maintenance completed. Monday the 23rd General Engineering put the water system on bypass for Tuesday work by chosen contractor, Lane Tank.

Dorner Systems was to replace valve at well #2, was not repaired when anticipated so the bypass did not use well #2.

- The bypass, did go on as re-planned on Tuesday. Some water released from reservoir to the swale outside the pump house and some water out of a pressure relief valve attached to the hydrant on the north end of court 600. Dorner came and replaced the valve at well #2 on Wednesday. Rain gutter downspout extended as preferred by DNR per Lane Tank. Building Director Gary Herwig offered the downspout material and I cut and added it to the elbow, no charge. All four water samples for March 2020 were bacteria free and the system went back online using the reservoir per usual. The results are posted on the bulletin board at the East entrance to SR and also on our web site, www.saddleridgeestates The blue water **valve markers were put away** and more SREA rooms swept out.. Payment of \$6,658.11 to Dorner for their parts and labor has been approved. Lane Tank and GEC invoices have yet to arrive or be separated for total reservoir inspection project expense.

A special thank you everyone who helped make this **reservoir cleaning** and the inspection go so

- smooth. Also, a thank you to all SR water users for your patience. Jerry Foellmi of GEC has suggested there may still be "a distribution system leak or two out there that totals about 20 gpm (30,000 gallons per day) ." We share his comment that "we'll keep looking for it". A lot of water was pumped during bypass that went outside of the distribution system, by design with no option. The next big project this year is a WI DNR inspection/certification of our sewer system scheduled for August.

SECRETARY: (Mark Mostrom)

Sent email, mail and hand delivered the date and time of March 9, 2020 SREA Board meeting on April

2020 to all SREA members

- Emailed, mailed and hand delivered the minutes of November 25, 2019 minutes to all residents. . Emailed, mailed and hand delivered the notice of Water & Sewer inspection starting Monday March 23, 2020 to all SREA units . Emailed, mailed and hand delivered the notice of Water & Sewer **inspection completed and safe to use all water** on March 27, 2020 to all SREA units.
- Notice of April 13, 2020 meeting will be emailed, mailed and hand delivered to all SREA units on Thursday April 9, 2020 at 11:00am

GROUNDS: (Mark Mostrom)

Items for Discussion by Board

Request from unit 616 (8/17/19) **to remove branch hanging over entry as it hangs against roof.** (removed by myself on 4/1/2020).

- Request from unit 6023 to have area at back of house regraded to slope **away from house as water** flows to home. Had Tim McTier look at this and he can **correct** when addition is completed.
- Request from unit 6002 to correct grade of lawn behind (south side) to control water entering patio, and also **to remove two trees** behind property. Had Raven Exteriors look at this and they could manually re-landscape the area out about 12' from cement edge, and the width of the concrete. This should correct water flow. Approximate cost would be \$1300.00 - \$1500.00. Also requests gutter on east side of house be replaced and regrade the east side of house and remove the timbers. **. Met with new owner of unit 615 as she had questions on what she can do** her condo. Explained she can replace any vegetation she chooses.
- Gary Herwig and I met with unit 509 and reviewed the drainage problem concerning the front of their unit. From the Ground Up will regrade to allow for water from units west and east of property to not flow onto their yard. This will be done **after unit owners remove three pine trees behind their property.**
- Request from unit 615 concerning expanding deck on east side of condo
- Request from unit 6016 **to have tree removed between** units 6016 & 6018 as it is very messy and plugs up rain gutters.
- Request from unit 6033 **repair grass between mailbox and sidewalk,** plant shrub (they will purchase), clean or replace cladding on bottom of post on stoop, re-caulk around door.
- Request from unit 512 make sure back area is included in Spring Clean-up (missed in Fall Cleanup) **GENERAL GROUNDS ITEMS**

Met with **From the Ground UP** and went over the contract and toured the **properties to insure we were on the same page.** They hope to begin Spring Clean up the week of April 13. **Summer mowing and maintenance** will probably begin on the following week.

- **Talked to TRUGREEN** about spring and fall applications and confirmed this was still needed, and it is scheduled. Also scheduled Ash tree treatment, and spraying for non-selective weed control in the drainage areas. **. Got a bid for garbage and recycle from Advanced Disposal and compared it to Waste Management** with what we are currently paying for same service. **Advanced Disposal was**

approximately \$79.00/month less. For the little difference I recommend we continue with Waste Management, as we do have an automatic 1 year extension with them until August 2021, and we know them and have no complaints. I am checking to see if we could have a later starting time for pickup, in hopes this would stop people from putting their bins out the night before. (approved by all board members by email) . Emailed unit 103 concerning parking on grass next to garage and followed up and noticed she has moved vehicle.

- Visited with daughter of owner at 211 with concerns of picking up after her dog. She handled it that day, and in following up there has not been a problem since.
- Contacted Hydra Clean and sent maps showing and listing units to be power washed in May. They **will be sending out a mailer prior to coming in case any unit owner would like to have their unit power washed at owners expense.**
- Contacted Daniels Brothers Tree Service concerning some of the trees that were missed during the trimming last fall. **Left message waiting for call back.**
- Discussed with Tim McTier that we need the netting along hole #4 installed **before the course opens.**

ROADS: (Dick Roe)

- Driveway cracks will be filled with hot tar this summer. Cracks in the roads will be filled with hot tar this summer. Parking Pads: If **anyone wants a parking pad attached to their driveway, a list will be made and a construction company will be notified to do them all at the same time at the owner's expense. The owner will be billed, and it will cost the owner less if all the pads are done at the same time. The Most Company raked, seeded, and put hay on the areas in yards that were damaged by their plows**
- The snowplowing budget for 2019/2020 was \$37,000.00. The final cost for the 2019/2020 snowplowing expense was actually \$28,097.

BUILDINGS: (Gary Herwig)

- work is being done to repair damage to Unit 202. We resolved the issues with the Most's Snow **Plowing's insurance company for payment of the repairs.** Unit 6032 is in the process of being re-sided.
- **Handled a number of minor repairs to roofing, rain gutters, etc.**

2019-2020 BUDGET

INCOME/EXPENSE SUMMARY by QTR. / 3/31/2020				2019-2020 BUDGET	
REVENUE					
Sum of DEPOSIT	Column Labels				
Row Labels	1	2 Grand Total			
1010	\$ 65,629.26	\$ 91,361.00	\$ 156,990.26	DUES	\$ 343,200.00
1020	\$ 5,875.87	\$ 75.00	\$ 5,950.87	INSURANCE PREMIUM	\$ 29,500.00
1030	\$ 21,440.49	\$ 19,477.61	\$ 40,918.10	SHARED UTILITIES - QRTLY	\$ 81,000.00
1034	\$ 40.75	\$ 425.76	\$ 466.51	100 COURT GENERATOR	\$ 300.00
1070	\$ 83,670.89	\$ 3,690.30	\$ 87,361.19	MISC INCOME	\$ 1,100.00
Grand Total	\$ 176,657.26	\$ 115,029.67	\$ 291,686.93	(\$82,503.86 Closed CD Acct)	
ROUTINE EXPENSE					
Sum of PAYMENT	Column Labels				
Row Labels	1	2 Grand Total			
2100	\$ 13,077.10	\$ 18,822.55	\$31,899.65	Portage Utilities - Sewer	\$ 80,000.00
2101	\$ 9,556.96	\$ 32,309.45	\$41,866.41	Water Expense	\$ 30,000.00
2102	\$ 12,781.57	\$ 11,408.74	\$24,190.31	Sewer Expense	\$ 16,000.00
2103	\$ 7,325.97	\$ 7,325.97	\$14,651.94	Insurance Premium - Paid	\$ 29,300.00
2104	\$ 14,204.90		\$14,204.90	Lawn & Yard Maintenance	\$ 20,000.00
2105	\$ 8,914.76		\$8,914.76	Mowing	\$ 50,000.00
2107	\$ 2,388.50	\$ 3,070.75	\$5,459.25	Tree Replacement	\$ 1,000.00
2108	\$ 7,369.72	\$ 7,379.73	\$14,749.45	Snow Removal	\$ 37,000.00
2109	\$ 2,233.75	\$ 1,653.13	\$3,886.88	Garabage Pickup	\$ 29,000.00
2110	\$ 4,566.00	\$ 2,950.95	\$7,516.95	Light Expense - Electric	\$ 4,000.00
2130	\$ 766.50		\$766.50	Bldg Repair & Maintence	\$ 41,900.00
2140	\$ 632.14	\$ 433.28	\$1,065.42	Office/Printing/Telephone	\$ 1,500.00
2160		\$ 7.70	\$7.70	Computer & Internet	\$ 300.00
2170	\$ 66.94	\$ 135.71	\$202.65	SRE Only 100 Court Generator	\$ 2,500.00
2180	\$ 1,850.68	\$ 2,409.86	\$4,260.54	Misc. Fees, Taxes, Refunds, Etc	\$ 3,000.00
Grand Total	\$ 85,735.49	\$ 87,907.82	\$173,643.31		
RESERVE EXPENSE					
Sum of PAYMENT	Column Labels				
Row Labels	1 Grand Total				
3010	\$ 13,351.00	\$ 13,351.00	Bldg Restoration		
3020	\$ 51,540.00	\$ 51,540.00	Roof Replacement \$ 33,000.00		
3030	\$ 32,528.06	\$ 32,528.06	Roads & Driveways \$ 26,100.00		
3100	\$ 95,000.00	\$ 95,000.00	Money Market or CD Invest		
Grand Total	\$ 192,419.06	\$ 192,419.06			
BEGINNING BALANCE: \$117,571.61		INCOME YR TO DATE: \$291,686.93		TOTAL: \$409,258.54	
EXPENSES YR TO DATE: \$173,643.31 + \$192,419.06 = \$366,062.37				BALANCE: \$43,196.17	

SUMMARY OF ALL SREA ACCOUNTS

3/31/2020

**SADDLE RIDGE ESTATES
BANKS**

ASSOCIATED BANK

OPERATING ACCT.			FUND VALUE AS OF
CD DUE 9/2/2020 (\$50,000)	0	\$ 43,196.17	3/31/2020
TOTAL IN ASSOCIATED BANK	0.0102	\$ 51,813.45	3/31/2020
		\$ 115,658.61	
STAT RESERVE CD 1.0% DUE 9/22/2020		\$ 103,512.30	3/31/2020
TOTAL IN ASSOCIATED BANK		<u>\$ 218,650.78</u>	

COMMUNITY BANK OF PORTAGE

MONEY MARKET (\$100,000)	0.01	\$ 100,705.21	3/31/2020
STAT RESERVE CD 2.5% 21 MON DUE 4/16/21		\$ 152,506.56	
TOTAL IN COMMUNITY BANK		<u>\$ 252,893.46</u>	

PORTAGE STATE BANK

RESERVE CD 2.15% DUE 1/23/21 15 Months		\$ 95,509.70	1/23/2020
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PORTAGE STATE BANK	\$ 95,509.70
ASSOCIATED BANK	\$ 218,650.78
COMMUNITY BANK PORTAGE	\$ 252,893.46
TOTAL SREA MONEY	<u>\$ 566,544.24</u>

STATUTORY RESERVE ACCTS IN CDS

RESERVE CD 1.0% DUE 22 SEPT 22	\$ 103,512.30
RESERVE ACCT CD 2.5% 21 MON DUE 16 APR 21	\$ 152,506.56
TOTAL STATUTORY RESERVE MONEY	<u>\$ 255,498.73</u>