

Saddle Ridge Estates Association, Ltd.

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Minutes of August 10, 2020 Meeting

Saddle Ridge Corp Office

100 Saddle Ridge

Portage, WI 53901

Board Members Present: Paul Turner, Juanita Rockhill, Dick Roe and
Winnie Schumann

Association Members Present: Claudia & Jerry Braun, Linda Brzezinski,
Gary Herwig, Kathy Lawrence, Brett Johanan, Bruce Ley, Mari Guckenberger,
Brad Walker

Call to Order - Certify Quorum

Posting of Notice

Posted on Friday, mailed and hand delivered as per Wisconsin
State Statute

Review Minutes of July, Amend & Approval

Approved Minutes for July 13 Board Meeting, as well as the two
budget meetings of July 20 and July 25.

Director Updates

Roads

Indicated that Davis will be filling cracks in the streets in September.

Utilities

Checked out owner reported water leak at unit 1102 (SLV). I checked
it out, talked with owner and asked Lukasz of GEC to join us. On
Wednesday Aug. 12 an excavation will be done to find the source. Water

for units West of the marsh will most likely have to be turned off as SLV units do not have curb stops.

New housing contractors on top of bluff area had failed to report that water and sewer were being hooked up. The violation of not advising Pacific Town inspector (GEC) was eased as the plumber had taken pictures and given to the permit inspector.

Report and complaint of unclear water u 636 appeared bubbly upon inspection by SREA Utilities. Curb stop was noted as being in driveway surrounded by asphalt but able to wiggle, so that may be the cause. Will continue to monitor.

A brief electrical outage was noted on 21 July 2020 at 6:45 AM. Cause unknown.

WI DNR performed a Sanitary Survey Inspection with SREA Utilities Director and Lukasz of GEC. Report was fine and is posted on the bulletin board at East entrance and SREA web site.

Approved \$235.00 invoice from Country Plumber for jetting sewer system in the 600 court. Also approved two invoices from GEC, \$1022.50 for engineer work and \$575.00 for water testing.

At the newly resided utilities building, the records room door and the chlorine injection room door were switched creating an entry issue. Thomas Home Renovations switched them for us at no cost.

July water quality test report was taken on July 22 but filed August 3, due to late receipt, at the SR East entrance bulletin board and SREA web site. No issues reported.

No feedback yet from GEC on SREA securing their GPS equipment to finish mapping curb stops.

Grounds

Jerry Braun widened the shoulders of the Golf Clubs Trail using the Portage Country Club tractor and brush mower. Paul and Jan Turner routinely mowed the shoulders and trim new high growth. Thank YOU to their continued work to keep the trail nice.

Completed:

U 208 "both sides of driveway have a ditch that needs attention - McTier done, needs water.

U 507 needs landscaping by hydrant Davis Cons't - Done approx. Aug 3

U 509 re-landscape yard. Install pole and netting McTier - Done around 30 July

U 6033 re-landscape McTier - Done

U 6002 retaining wall done BUT needs gutter downspout and siding repair work

U 646 plumb 4 x 4 posts and secure netting - McTier parts on order

Work Ordes Pending:

U 305 eave drain under walk plus a ditch - Davis Cons't

U 308 repair drainage by sidewalk - Davis Cons't

U 309 - 310 patio at owners expense - McTier

U 622 oak tree in front needs trimming - Daniels

U 6006 replace retaining walls- Eric's landscape

U 6008 replace retaining walls- Eric's Landscape

U 201 trim branch by "Dish" fall of 2020 - Daniels

U 408 remove pine tree in front fall of 2020 - Daniels

U 628 - 630 replace retaining walls - Eric's Landscape

U 6032 - wood retaining walls rotting

There were several questions about the retaining wall at unit 6002. It was explained that there were issues with water because of the retaining walls and the grade of the ground.

Buildings

Paul Turner and Jerry Dregne inspected complaint of u 213 - 216 roof Requested inspection by So Central Wisconsin Roofing

Paul Turner and Jerry Dregne inspected area request for feasibility of additional street light - Researching

Contacted Tim McTier Cons't,, So. Central Roofing and Thomas Home Renovations for estimates on new work needed

Work pending:

U 505 roof leak in entry, to do in August - So. Central Wi Roofing

U 413 - 416 roof needs minor repairs one rubber roof replace(d) - So Central Wi Roofing

U 213 - 216 warped shingles loose nails So. Central Wi Roofing

U 646, 6027, 6032 Gutters and/or downspouts check for plugs clean - ?

U 6002 gutter extensions and elbows needed due to new retaining walls and siding, perhaps building wall repair needed - ?

Secretary

Working on preparation of all documents needed for the annual meeting.

Will go to print later this week.

Treasurer

Letter requesting that owners change to automatic banking on maintenance fee was sent out. Gary Herwig said he has heard complaints about the change.

Financials of year to date were handed out along with the balances in all SREA accounts and the budget document that will be included in the mailing for annual documents.

See attached Financials

Old Business

Annual Meeting Planning

All documents and the final candidates must go to print by noon of 8/12.

Documents will include minutes of last annual meeting, proxy, financials and budget.

The decision was made to hold the annual meeting at the fair grounds in building #8. Members will be asked to bring chairs.

Discussion of Audit Firms

Winnie & Juanita have started researching auditing firms to compare services and pricing and to make sure the audit is thorough and meets our expectations.

Any other Old Business?

VII. New Business

Board Members / Candidates

Discussed candidates... Brett Johanen is going to run, needs to submit brief bio.

Mari Guckenberger had requested that Mark Mostrom either resign or the Board vote him off the Board.

Motion was made to keep Mark on the Board by Juanita, Dick Roe seconded the motion. All members voted positive to keep him on the Board.

Review of Insurance

Winnie indicated that she felt it was important that we use this next year to research our current insurance and meet with representatives of other carriers to see if we are covered as well as we could be. We have a very high deductible there is concerned that loss of one building could cost us a large sum of money and leave us somewhat vulnerable from a financial position.

Any other items as New Business

Street light(s) in the 500 court. We agreed to pursue use of commercial solar lighting as the cost of Alliant fixtures like those currently used is quite expensive plus we incur the ongoing electrical cost. We will select a solar street light model for installation for the area around units 506 & 503.

VIII Adjournment

Adjournment motion made by Juanita