

Saddle Ridge Estates Association,  
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**BOARD OF DIRECTORS**  
**MEETING July 13, 2020**  
**Rendezvous At Saddle Ridge**

**Directors Present:** Winnie Schumann, Juanita Rockhill, Dick Roe, Paul Turner, and Mark Mostrom **Guests Present:** John Kolb unit 212, Conrad & Judy Ellongson unit 652, Linda Brzezinski unit 506, Bruce Letizia unit 414, and Josh Sands unit 509

**I. Call to Order:** The meeting was called to order at 6:00PM by Winnie Schumann, President, and a quorum of the board was present.

**II. Posting of Notice:** Mark Mostrom, Secretary noted the The agenda was mailed, emailed, and hand delivered to all owners and renters on July 8, 2020.

**III. Review Minutes of June 8, 2020 & Approval:** After directors reviewed the minutes Juanita Rockhill made the motion to approve as read, seconded by Paul Turner and approved by all.

**IV. Director Updates:**

**Roads:**

Dick Roe reported Davis Construction will be filling the cracks in our roads and And driveways at an approximate cost of \$2450.00

**Utilities:**

Paul Turner director of Utilities reported:

- He was notified that the street was breaking up in the 1000 unit address area, is it another water main break? Lukasz Lyzwa from GEC, Brian Meir from LMS Construction and I met at the site. It was resolved that here was no water leak. It was most likely broken by heavy trucks laden with preformed roof trusses and wall units for the new home under construction.
- Phone call received wondering if SREA assists in the repair of a leaking outside water hose faucet? Reply given was no. "Once the water passes beyond the curb stop, all plumbing repairs are at the expense of the owner. The only exception board approved is for the repair of leaking pipes in a common wall of multiple unit buildings.
- An SREA unit owner asked the possibility of getting a street light installed. Referred the issue to Grounds after learning that street lights are the responsibility of Grounds, not Utilities.

- Approved payment of invoices received from Country Plumbing \$235.00 for jetting the sewer lines in the eastern 600 Court. GEC for \$152.00 and \$1,042.55 for water testing and professional services respectively.
- Visited Mr Lang, owner and general contractor for their new home in 1040 area to check on water and sewer progress to the new home. No progress. Mr. Lang said the developer was to bring the water and sewer to the lot line but has not been done at that time.
  - Received monthly data from Jerry Foellmi, GEC who also charted the average daily well water pumpage versus wastewater flows. As expected the well pumpage was up assuming returning owners from the south plus lawn sprinkling. Wastewater also increased but near usual.
  - Received water testing results for June via GEC and a water testing lab in Lodi, WI. Test was for bacteria and there were none present. Results are posted at Saddle Ridge east entrance and on SREA's web site.
- The annual DNR Sanitary (wastewater) inspection is planned for July 23rd

**Grounds:**

Mark Mostrom, acting director of Grounds, reported:

From the Ground Up is doing our weekly mowing. Each week gets better and fewer complaints.

TruGreen has completed Tree and Shrub service for insect control.

**Repairs needed:**

Units 306, 307, 308. When built the eaves troughs were run under the sidewalk and emptied into a ditch, which is hidden by grass. This will be repaired by adding PVC pipe and extending the drain to the street and covering with dirt and sod. This is still in progress.

Unit 102 needs small area in entry roof repainted as it was missed when originally done

Unit 107 the area to the south of driveway needs planting. Davis Const. to remove new blacktop and replace driveway and repair grass.

Unit 305 needs modification of drain running under walk for ditch on grass side.

Unit 307 area to be sodded as grass will never match

Unit 306 has a sinkhole by basement egress window, cracks in concrete porch slab, and along sidewalk. Bulge in garage door jamb. Stone facing between garage doors coming off.

Unit 505 has water standing in lawn by new sidewalk.

Unit 507 landscaping repair around fire hydrant

Unit 509 landscaping in front where trees were removed

Unit 511 downspouts replaced where bent up from tree removal and eaves cleaned out as plugged

Unit 602 install roof vent as current on was blocked prior to current owners and could not be removed.

Unit 622 needs dead branches in Oak Tree in front of condo trimmed.

Unit 640 repair back of condo from dead tree removal

Unit 650 repair 3 areas where trees destroyed in storm

Unit 615 repair ground in rear of condo as it is too steep to mow and causes runoff towards condo

Units 6021 – 6023 regrade rear of condos to direct rainwater away from condos. This has been completed

Unit 6033 needs lawn in front of condo reseeded between mailbox and sidewalk damaged by replacing entry stoop, and replace damaged shrub. Also need refacing of steps and replacement or repair of lower cladding on post.

Replacement of retaining walls behind 6002 and 628 – 630 will begin in August with completion in September.

Requests and inquiries about having concrete edging installed around units and as this was done in the past it will be approved for those wishing to have this done. None received to date.

All areas where trees were removed will need black dirt and reseeding. This is still being done.

**Buildings:**

Mark Mostrom acting director of Buildings reported Gary Herwig resigned on June 30, 2020 but completed the residing of 6032, reroofing of 101 – 104, and residing of records building. (Mark Mostrom is handling Buildings until we can find a replacement.)

Reroofed units 101 -104 (a couple of areas, not shingles, still need to be enclosed)

Gary and Mark contacted the owner of 215 and had the boards behind the garage moved so not visible from the

road.

The Records building next to pump house is almost done with the residing and looks great.

Units 6019, 6021 need reroofing

Unit 505,506,507 needs reroofing

Unit 511 – 512 has a bat problem. Contacted Terry Foulk from Wisconsin Bat Specialists and he sealed the units on July 11 so this should correct the problem. Cost \$1500.00

When J&L Roofing was working on 101 – 104 they accidentally broke a deck board at unit 101, Mark is working on finding a replacement board to have it repaired.

Unit 652 requesting to install a side garage door, and install a PVC fence to block view of door from street as he also wants to keep garbage/recycle bins there. Approved the door but wanting board input on fence. As proposed the fence would be white.

Unit 6033 Needs re-facing of steps and replacement or repair of lower cladding on post.

**Secretary:**

Mark Mostrom Secretary reported the following:

Mark noted that he would be on vacation for the August meeting and Winnie Schumann volunteered to take minutes.

Posted, mailed, emailed and hand delivered notice of SREA Board meeting on July 8, 2020

Beginning to work on Annual meeting preparations for Tuesday September 15, 2020, and confirmed the meeting at Bethlehem Lutheran Church with date and time.

Sent meeting date to Deer Tales editor, and minutes of May meeting to Brian Fuerst for putting on Web site

Updated our owner and renter contact list, and verified all were on the emails. Also updated contact list for August mailing of owners concerning information for the annual meeting.

**Treasurer**



INCOME & EXPENSE BY QUARTER AS OF 06/30/2020

REVENUE				BUDGET 2019-2020	
Sum of DEPOS	Column Labels				
Row Labels	1	2	3	Grand Total	INCOME
1010	\$65,629.26	\$91,361.00	\$84,875.00	\$241,865.26	DUES \$ 343,200.00
1020	\$5,875.87	\$75.00	\$221.02	\$6,171.89	INSURANCE PREMIUM \$ 29,500.00
1030	\$21,440.49	\$19,477.63	\$35,015.47	\$75,933.57	SHARED UTILITIES - QRTL \$ 81,000.00
1034	\$40.75	\$425.76		\$466.51	100 COURT GENERATOR \$ 300.00
1070	\$83,670.89	\$3,690.30	\$60,916.15	\$148,277.34	MISC INCOME \$ 1,100.00
<b>Grand Total</b>	<b>\$176,697.26</b>	<b>\$115,029.67</b>	<b>\$181,027.64</b>	<b>\$472,714.57</b>	(582,503.86 Closed CD Acct)
<b>ROUTINE EXPENSE</b>					
Sum of PAYME	Column Labels				
Row Labels	1	2	3	Grand Total	ROUTINE EXPENSES
2100	\$13,077.10	\$18,822.55	\$19,062.79	\$50,962.44	Portage Utilities - Sewer \$ 80,000.00
2101	\$9,556.96	\$32,309.45	\$20,437.63	\$62,304.04	Water Expense \$ 90,000.00
2102	\$12,781.57	\$11,408.74	\$2,898.23	\$27,088.54	Sewer Expense \$ 16,000.00
2103	\$7,325.97	\$7,325.97	\$7,325.97	\$21,977.91	Insurance Premium - Paid \$ 29,300.00
2104	\$10,564.90		\$11,177.39	\$21,742.29	Lawn & Yard Maintenance \$ 20,000.00
2105	\$11,559.76		\$14,150.00	\$25,709.76	Mowing \$ 50,000.00
2106			\$985.15	\$985.15	Tree Replacement \$ 1,000.00
2107	\$2,388.50	\$1,070.75	\$22,638.25	\$28,097.50	Snow Removal \$ 37,000.00
2108	\$7,369.72	\$7,379.73	\$7,463.13	\$22,212.58	Garbage Pickup \$ 29,000.00
2109	\$2,733.75	\$1,653.13	\$1,584.52	\$5,971.40	Light Expense - Electric \$ 4,000.00
2110	\$4,568.00	\$2,950.95	\$12,967.75	\$20,486.70	Bldg Repair & Maintenance \$ 41,900.00
2130			\$13,500.00	\$13,500.00	Power Washing \$ 15,000.00
2130	\$766.50		\$691.75	\$1,458.25	Legal \$ 3,000.00
2140	\$632.14	\$433.28	\$601.48	\$1,666.90	Office/Printing/Telephone \$ 1,500.00
2160		\$7.70	\$7.70	\$15.40	Computer & Internet \$ 300.00
2170	\$66.94	\$135.71	\$175.48	\$378.13	SRE Only 100 Court Generator \$ 2,500.00
2180	\$1,850.68	\$2,409.86	\$3,512.61	\$7,773.15	Misc. Fees, Taxes, Refunds, Etc \$ 3,000.00
<b>Grand Total</b>	<b>\$84,740.49</b>	<b>\$87,907.82</b>	<b>\$139,179.89</b>	<b>\$311,828.14</b>	
<b>OPERATING RESERVE EXPENSE (Capital Investment)</b>					
Sum of PAYME	Column Labels				
Row Labels	1	2	3	Grand Total	OPERATING RESERVE EXPENSES
3010	\$13,351.00	\$20,143.83	\$33,494.83		Bldg Restoration \$ -
3020	\$51,540.00	\$19,620.00	\$71,160.00		Roof Replacement \$ 33,000.00
3030	\$31,628.06	\$10,500.00	\$42,128.06		Roads & Driveways \$ 26,100.00
3050		\$3,004.00	\$3,004.00		Siding \$ 10,000.00
3080	\$995.00	\$560.00	\$1,555.00		Retaining Walls & Netting \$ 10,000.00
3100	\$95,000.00		\$95,000.00		Money Market / CD
<b>Grand Total</b>	<b>\$192,514.06</b>	<b>\$53,827.83</b>	<b>\$246,341.89</b>		
<b>BEGINNING BALANCE: \$117,571.81 INCOME YR TO DATE: \$472,714.57 TOTAL: \$590,286.18</b>					
<b>EXPENSES YR TO DATE: \$311,828.14 + \$246,341.89 = \$558,170.03 BALANCE: \$32,116.15</b>					

VI. Old Business:

• **By-Laws/Rules Committee Update:**

**Members Present: Linda Brzezinski unit 506, Josh Sands unit 511, Mari Guckenberger unit 502, Tina and Matt Thomas unit 602, Vicki Walker unit 402, Bruce Letizia unit 414, and Mark Mostrom (Board Member) unit 6018.**

Members were introduced and their concerns were identified. As all committee members concerns seemed to be covered under Rules and Regulations, and the difficulty in changing a By-Laws, the discussion turned to the Rules and Regulations.

Rules 1 – 3 no concerns

Rule 4 – Signs: With the elections occurring in the fall it was noted that this will need to be monitored.

Rule 5 – Animals: no concerns Members were introduced and their concerns were addressed. As all of the committee members' concerns seemed to be covered under the Ru

Rule 6 - Noxious Activity: no concerns

Rule 7 – Alterations: no concerns

Rule 8 – Traffic laws, speed limits and parking on grassy areas: Speed limit not being observed and ways to control were discussed. Local police or sheriff's departments will not help as this is private property. Putting cones in middle of road was discussed and prices will be researched.

No decision was reached by the board but still under consideration.

Rule 9 – Recreational Vehicles: Snowmobile and ATV use is not permitted in any area of Saddle Ridge. Members asked about adding the use of UTV (Utility Terrain Vehicles) as many are electric or even the gas units are as quiet as the golf carts. It was noted that there are a couple already being used near the back of the community.

Currently it is the understanding of some that UTVs are not allowed in the other associations, so this was tabled until the next meeting.

Rule 10 – Noise: no concerns

Rule 11 – Wood Burning Stoves & burning fire pits: Recommend allowing gas fire pits as no more danger than a gas grill. Winnie stated that she had contacted our insurance agency and they stated that gas fire pits are not prohibited by the insurance.

After some discussion the board voted unanimously to approve the use of gas fire pits with some guidelines, Motion made by Juanita Rockhill and seconded by Dick Roe.

GUIDELINES for Gas Fire Pits



- Solar Panels can only be installed on the unit owners portion of the condo roof
- All solar panels must be roof mounted
- Owner is responsible for all installation, maintenance and all related expenses incurred by the use of solar panels
- Owner is responsible for removal and replacement of the panels if roof should need any repairs or replacement.
- All solar panels must be installed by a professional who has had previous installation experience. A copy of their commercial insurance policy must be provided to the board prior to installation.

The use of solar panels along with the defined rules stated were unanimously approved by the Board.  
Motion made by Mark Mostrom, seconded by Dick Roe.

*There have been some previous questions about the Board authority in regard to owner changes to their units and in regards to changes in rules and regulations. Winnie received consulting from our attorney and he clarified per the following:*

In regard to the solar panels, the By-Laws permit the Board of Directors to make rules and regulations changes as they see fit. One of the rules and regulations provides as follows:

20. Structural changes: "A unit owner shall not, without first obtaining the written consent of the Association (two weeks prior to action), make or permit to be made any structural alterations or changes to the unit or the exterior or the building, common or limited common area or facilities. Request must include drawings, dimensions, material lists, certificate of liability insurance and must conform to existing appearance of the unit."

This rule prohibits any changes to the exterior of the building without approval of the Association. It does not require a By-Law change. Instead, the Association is governed by the Board of Directors and accordingly, that provision would provide that solar panels can be installed on the roof, provided that the plans are submitted to, and are approved by, the Board of Directors, on behalf of the Association.

The same authority is granted the Board in regards to any rules or regulations, such as the use of gas fire pits.

Only changes to the By-Laws require a member vote. The Board acts on behalf of the membership in regard to rules, regulations, etc

Winnie will follow up with the attorney to verify the documentation and filing, if required, to amend the rules and regulations.

- **Street Light in 500 Court:**

Paul Turner Utility Director will check into the price of installation and monthly user fee from Alliant Energy before the board makes a decision. Everyone agreed that the cost of operation of the streets light is minimal, the question was what is the cost to do the installation. And, we would anticipate that other members may request additional lighting for their areas, so we want to understand the potential impact and if the same need exists, determine if can we capitalize on economies of scale.

Paul Turner will check into the cost issues and try to assess additional needs beyond this one area.

- **Update on Property with Liens and unkept units:**

We've had an issue with one owner that has not cleaned up their unit even after repeated attempts to resolve this with the owner, very little has happened to improve the condition of the unit.

It was agreed to discuss with the attorney regarding further action.

### **Budgeting**

We need to have the 2020-2021 budget ready to go out with the annual meeting mailing packet.

Therefore, the Directors were asked to put together their proposed budget for their respective areas by Saturday, July 19. Winnie will assemble the information and produce the combined budget as proposed,

We will meet Monday July 20 at 6:00 PM to discuss the results and refine the budget.

Meeting adjourned at 7:56 PM