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BOARD OF DIRECTORS MEETING
June 8, 2020
SADDLE RIDGE RESTAURANT & BAR

DIRECTORS PRESENT Winnie Schumann, Juanita Rockhill, Gary Herwig, Dick Roe, Paul Turner, Mark Mostrom

GUESTS PRESENT: Dale Martin, Marv & Gladys Timm, Mari Guckenberger, Linda Brzezinski, Victoria Walker, Bruce Ley, Brett Johansen, Ryan Lang, Joshua Sands.

- I. **Call to Order - Certify Quorum:** 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 reported that the notice was posted June 5, 2020 on the bulletin board at the east entrance, mailed, emailed and hand delivered to all residents and owners.
- III. **Review Minutes for May 13, 2020 Meeting:** After review by board members a motion to approve as written was made by Paul Turner, and seconded by Juanita Rockhill.
- IV. **Director Updates:**

Roads: Dick Roe reported no damage from the storms, and Davis Construction will be filling approximately 22 cracks. This will be done when time allows.

Utilities: Paul Turner director of Utilities submitted the following report for June 2020:

Curb stop in tall grass struck by From the Ground Up mowers on Kirk's vacant lot west of the Druce's condo. No apparent leak. Consensus of SREA opinions was to leave it alone. When sold, the builder will have to excavate when hooking on. New marker placed at this curb stop.

Received SREA reservoir inspection report from Lane Tank, Inc. Their invoice for \$3,400.00 was as proposed. Invoice approved for payment.

May's water quality test result was posted at the Saddle Ridge East Entrance bulletin board and Brian Fuerst posted in our web site.

WI DNR's 2019 Consumer Confidence Report was received from GEC. Minor corrections were made to the first page i.e., my title and preferred email address. The following day we received 360 copies of the 4 page report. They were counted out. Jan and I delivered the copies to all the mailboxes in SREA and Winnie delivered the counted copies to the other Saddle Ridge Associations for them to get to their residents or landlords as they see fit. Mark Mostrom sent emails, and mailed to SREA landlords. Lynn Bradley of GEC confirmed we're all caught up. FYI, new DNR standards require everyone on a public water system to receive a personal copy of the report.

Jerry Foellmi from GEC reported alarms of the pump at well #1 at 1:00 AM on Wednesday 3 June. He was eventually able to keep it running, unfortunately not remotely. It appears as if the power flickering during the high wind storm may have triggered the multiple alarms.

Grounds: Mark Mostrom, Grounds director reported the following:

From the Ground Up is doing our weekly mowing and I am working with them to learn the boundaries. Each week gets better and fewer complaints.

They have now delivered 6 yards of black dirt for the association and it is by the pump house between courts 4 & 5.

Landscaping: With all the rain it is proving difficult to get to all the areas that need repair from tree removal, both earlier in the year and after the recent storm. Damage from the recent storm caused the following damage:

Trees that had to be removed totaled 11. (Units affected were, 511- 4 trees, 626 - 1 tree, 640 - 1 tree, 650 - 2 trees plus one removed Monday prior, 6020 - 1 tree, 6031 - 1 tree. Trees that had to be trimmed due to damage and potential damage: 410 - 1 tree, 614 - 2 trees, 618 - 2 trees, 6010 - 1 tree, 6020 - 1 tree.)

It was my recommendation that the association pay 50% of the cost of trees planted by owners who have had trees removed due to storm damage. Motion made by Juanita Rockhill to approve this and seconded by Dick Roe. Motion passed unanimously.

Hydra Clean: They began cleaning units in courts 600 and 6000 on Monday June 1 and finished on June 3, 2020.

Repairs needed: Units 306, 307, 308. Initially the eaves troughs were run under the sidewalk and drained into a ditch, and hidden by grass. Will repair problem by adding PVC pipe and extending the drain to the street and covering with dirt and grass.

Unit 6033 needs lawn in front of condo reseeded between mailbox and sidewalk damaged by replacing entry stoop, also will replace damaged shrub.

Unit 6021 and 6023 needs regrading to correct drainage away from units. Currently the water runs towards units and enters patio area.

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 within their area. This was done in the past so it will be approved for those wishing to do this. These projects would be at owners' expense.

All areas where trees were removed will need black dirt and reseeding.

Buildings: Gary Herwig director of buildings reported that currently the roofers are finishing up on unit 104 -108. When finished they will begin on Unit 109 -112. Work will begin on residing the records shed near the pump house, located between courts 4 & 5. He has approved units adding decks at: 309 - 310, 317, 618, 620, and 650. All decks added or expanded will be done at owners expense. Motion made by Mark Mostrom to approve and Juanita Rockhill seconded. Passed unanimously.

Following Gary's report questions were asked by Brett Johansen concerning how Gary decides the order he does roofs as he has requested replacement of a portion of his roof. Gary asked if the roof was leaking and Bret said not currently but has in past winters due to ice dams, and he is planning some improvements in the area below and doesn't want a leak to then develop. Gary explained that with the limited budget available for building repairs he addresses those that leak first and with the age of roofs that is exhausting the available funds. It was also agreed that Gary will look at his roof.

Treasurer: Juanita Rockhill and Winnie Schumann presented the following report

ACTUAL INCOME & EXPENSE BY QUARTER YEAR TO DATE 10/01/2019 - 05/31/2020

REVENUE				
Sum of DEPOSIT Column Labels				
Row Labels	1	2	3	Grand Total
1010	\$ 65,629.26	\$ 91,361.00	\$ 56,050.00	\$ 213,040.26
1020	\$ 5,875.87	\$ 75.00	\$ 221.02	\$ 6,171.89
1030	\$ 21,440.49	\$ 19,477.61	\$ 35,015.47	\$ 75,933.57
1034	\$ 40.75	\$ 425.76		\$ 466.51
1070	\$ 83,670.89	\$ 3,690.30	\$ 10,916.15	\$ 98,277.34
Grand Total	\$ 176,657.26	\$ 115,029.67	\$ 102,202.64	\$ 393,889.57

ROUTINE EXPENSE				
Sum of PAYMENT Column Labels				
Row Labels	1	2	3	Grand Total
2100	\$ 13,077.10	\$ 18,822.55	\$ 12,417.98	\$ 44,317.63
2101	\$ 9,556.96	\$ 32,309.45	\$ 14,248.46	\$ 56,114.87
2102	\$ 12,781.57	\$ 11,408.74	\$ 2,032.60	\$ 26,222.91
2103	\$ 7,325.97	\$ 7,325.97		\$ 14,651.94
2104	\$ 14,204.90		\$ 16,493.62	\$ 30,698.52
2105	\$ 8,914.76			\$ 8,914.76
2106			\$ 787.35	\$ 787.35
2107	\$ 2,388.50	\$ 3,070.75	\$ 22,638.25	\$ 28,097.50
2108	\$ 7,369.72	\$ 7,379.73	\$ 4,979.87	\$ 19,729.32
2109	\$ 2,233.75	\$ 1,653.13	\$ 1,058.97	\$ 4,945.85
2110	\$ 4,566.00	\$ 2,950.95	\$ 8,265.00	\$ 15,781.95
2130	\$ 766.50			\$ 766.50
2140	\$ 632.14	\$ 433.28	\$ 251.85	\$ 1,317.27
2160		\$ 7.70	\$ 7.70	\$ 15.40
2170	\$ 66.94	\$ 135.71	\$ 121.34	\$ 323.99
2180	\$ 1,850.68	\$ 2,409.86	\$ 3,314.86	\$ 7,575.40
Grand Total	\$ 85,735.49	\$ 87,907.82	\$ 86,617.85	\$ 260,261.16

OPERATING RESERVE EXPENSE (Capital Investment)			
Sum of PAYMENT Column Labels			
Row Labels	1	3	Grand Total
3010	\$ 13,351.00	\$ 20,143.83	\$ 33,494.83
3020	\$ 51,540.00	\$ 9,810.00	\$ 61,350.00
3030	\$ 31,628.06	\$ 10,500.00	\$ 42,128.06
3050		\$ 3,004.00	\$ 3,004.00
3100	\$ 95,000.00		\$ 95,000.00
Grand Total	\$ 191,519.06	\$ 43,457.83	\$ 234,976.89

BEGINNING BALANCE: \$117,571.61	INCOME YR TO DATE: \$393,889.57	TOTAL: \$511,461.18	Under Budget
EXPENSES YR TO DATE: \$260,261.16 + \$234,976.89 = \$495,238.05		BALANCE: \$16,223.13	Over Budget

BUDGET 2019-2020	
INCOME	
DUES	\$ 343,200.00
INSURANCE PREMIUM	\$ 29,500.00
SHARED UTILITIES - QRTL	\$ 81,000.00
100 COURT GENERATOR	\$ 300.00
MISC INCOME	\$ 1,100.00
(\$82,503.86 Closed CD Acct)	
ROUTINE EXPENSES	
Portage Utilities - Sewer	\$ 80,000.00
Water Expense	\$ 30,000.00
Sewer Expense	\$ 16,000.00
Insurance Premium - Paid	\$ 29,300.00
Lawn & Yard Maintenance	\$ 20,000.00
Mowing	\$ 50,000.00
Tree Replacement	\$ 1,000.00
Snow Removal	\$ 37,000.00
Garabage Pickup	\$ 29,000.00
Light Expense - Electric	\$ 4,000.00
Bldg Repair & Maintence	\$ 41,900.00
Legal	\$ 3,000.00
Office/Printing/Telephone	\$ 1,500.00
Computer & Internet	\$ 300.00
SRE Only 100 Court Generator	\$ 2,500.00
Misc. Fees, Taxes, Refunds, Etc	\$ 3,000.00
OPERATING RESERVE EXPENSES	
Bldg Restoration	\$ -
Roof Replacement	\$ 33,000.00
Roads & Driveways	\$ 26,100.00
Siding	\$ 10,000.00
Money Market or CD Invest	

Winnie Schumann, President and Juanita Rockhill, Treasurer noted the current checking account balance (highlighted in yellow) and mentioned the need to transfer money from money market account when the bills from storm damage start coming in. The board unanimously backed this action but said we should wait until the bills arrive and we know an amount needed.

Old Business:

Purchasing authorization by Board Members: Winnie Schumann noted that any large purchases over \$1000.00 should have board approval, and have multiple bids if at all possible.. We need to have all contracted services itemized to explain what was done before payment will be made. It was noted that emergency repairs have special dispensation, but still need to be communicated to the Board within 48 hours.

Gas Firepits: Mark Mostrom Grounds director researched this and could find no State, County or Township regulations concerning the use of gas firepits, only wood firepits. Mark Mostrom recommends approving the use and adding an amendment to the bi-laws. This will need to be approved and added at the annual meeting.

Solar Panels: Mari Guckenberger is working on the regulations governing the use of solar panels in a Condo Association, and will continue to update SREA Board. The use of Solar Panel and regulations to be inserted in our bi-laws will need the full association approval. The State of Wisconsin laws clearly states that the association cannot hinder the installation of solar panels. Winnie will ask our attorney for guidance on the issue.

As there were no other old business to handle the board continued to the New Business.

New Business: Dale Martin from unit 621 presented his ideas on the need and location for a dog park in SREA. He suggested that maybe the open area in the circle of court 600 could be fenced and allow for residents an area to run their dogs. Discussion followed with several points made in regard to this. First the land is owned by Saddle Ridge Corp. and as such it is not ours to use, and fence. Second dog parks can be very messy and would require almost constant care and monitoring. Also there is a concern about liability. The board felt the proposal was good, but presents a number of issues the the board felt were not in the Association's best interest.

Linda Brzezinski mentioned the need for a committee to work on updating the bi-laws concerning the number of SREA members needed to have a legal annual meeting and other concerns. She has agreed to lead a committee with volunteers from the owners and board. Vickie Walker and Mark Mostrom (Board Member) volunteered to serve on this committee also.

Marv and Gladys Timm asked if they needed board permission to redo the area of landscaping within the current boundaries, and were informed that permission was not needed.

They also expressed concern over the geese in SREA and wondered if something could be done to remove them from the property. Brett Johansen said he would check in to it to see what can be done.

The question of what the board can do concerning vacant unit that has no occupant and has had no maintenance around the exterior of the unit. Winnie Schumann will contact our attorney to research this.

Motion to adjourn was made at 7:37pm ending the meeting.