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BOARD OF DIRECTORS MEETING
March 9, 2020
Bethlehem Lutheran Church, Portage, WI

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

GUESTS PRESENT: Mary Beth and Roger Esser, Carol Sutton, Jerry Dregne, Ryan Lang and Josh Sands

- I. **CALL TO ORDER, CERTIFY QUORUM & POSTING OF NOTICE:** The meeting was called to order at 6:00PM by President Winnie Schumann. Mark Mostrom noted that agenda was posted on the east entrance and emails and mailings were sent on March 2, and a revised agenda posted March 6, 2020.
- II. **REVIEW AND APPROVAL OF THE MINUTES FOR NOVEMBER:** The minutes of the November 11, 2019 meeting were approved along with two subsequent minutes which included the reason for the Board voting to support the building of a new clubhouse/restaurant upon completion. Also following further review discovering we could not make a donation of HOA monies the decision was revoked. Motion made by Gary Herwig and seconded by Paul Turner to approve the 3 minutes as written. Motion approved by all.
- III. **OLD BUSINESS:** Because of the number of guests present and requested modifications, the board then Took up requests from guests who were present.
 1. Requested by Ryan Lang and Joshua Sands for Unit 509 the following requests were presented:
 - a. Remove 3 pine trees on the back of their unit (South West corner) due to needles plugging up their rain gutters and grass unable to grow due to shade. Much discussion occurred from all directors with Mostrom making a recommendation to remove the two closest to the unit and leave the third standing. Mostrom, Turner, Schumann, and Roe agreed, with Herwig dissenting feeling no trees should be removed. Work must be done by experienced people with insurance to cover all possible outcomes, and area to be cleaned and restored to current condition at owners expense.
 - b. Add a patio behind and next to the sunroom. The board asked them to Submit a Project Request Form with a drawing showing actual dimensions and Location of project, when they are ready to proceed.
 - c.,. Clean up their area around the unit within the current boundary of Landscaping with new rock and plantings. This is no problem as allowed in association documents.
 - d. Plant 1 autumn blaze maple tree in front yard where trees had been removed in the fall, and plant another deciduous tree in the back area, both at the owners expense. This was approved by all directors present.
 - e. Extend the existing parking pad next to their driveway to the sidewalk leading to Condo uni at the owners expense.. Board approved.
 - f. Add an exterior garbage cover, similar to what other Units have. Permission given Board with keeping this within 3' area. Again at owners expense.
 - g. Final request was to install solar panels on Unit 509's half of the roof. It was suggested that this may need to be approved at annual meeting of owners in September. (we later learned there is a State of Wisconsin law which states HOA's are not allowed to deny of severely restrict solar and wind projects)

2. Requested by Jerry Dregne Unit 6023:
Jerry presented a drawing and description of addition Joyce and Jerry would like to add to their unit. This would include moving their deck to the west and in its place add a sunroom with screened porch below and the deck would then be on the west side of the sunroom. The dimensions and appearance would be the same as the unit to the east, unit 6021. Much discussion followed with Gary Herweg concerned with the ability to match the roof line, shingles, and siding to the other units. Jerry assured that they had checked on this and they will be able to match the existing colors. Board approved the addition with Gary Herweg dissenting. Approval was given with the understanding that the Dregne's would give a letter to the board assuring and promising to return all landscaping to current conditions..
3. Carol Sutton, Unit 644, inquired about who is responsible for sealing driveways and can her's be sealed. Dick Roe explained that yes it can be sealed and it is at the owners expense.
- 4, Unit 202 (Garage side damaged by semi hauling bobcats for snow plowing)
Gary Herweg reported Tim McTier has been hired to repair damage, and is currently working with adjusters, and resubmitting the bid. McTier will begin as soon as approved by insurance company.

DIRECTOR UPDATES;

ROADS: Dick Roe reported that the billing for snow plowing prior to last snowfall was \$9800.00
And expects when the final bill is received snow plowing will come in under budget.

WATER AND SEWER: Paul briefly review the current status of all, and then shared the following Report:

Water analysis reports for November 2019, December 2019, January 2020 and February 2020 were negative for bacteria. All reports were posted at the East entrance bulletin board to SR and on our SREA site.

Flow meter at lift station #1 calibrated.

Bids from Lane Tank Company and KLM were received at GEC, reviewed by GEC and SREA. Lane Tank was awarded the job of draining the reservoir, cleaning, sanitizing and testing same for WI DNR Certification of a public water system before August 2020 DNR sewer inspection.

Lift station #1 went into alarm. Both pumps were not working. Lukasz from GEC freed the float valve. Proper service resumed in one hour.

There were a few meetings of SREA, GEC and SR Golf Club regarding a new larger lateral service to the new clubhouse. The new lateral is to be done at SRGC expense.

New 6" lateral to clubhouse by SRGC chosen contractor, LMS Construction. SREA had leaking fire hydrant replaced and also moved closer to Pat Kirks office/SRGC office. LMS also uncovered unmarked main line shut off valves allowing water isolation of Woodlands and the Pines. This was "on the books" to be a future project, thus allow service to the west if having to shut off the above areas for repair.

Lift station #2 went into alarm. Lukasz of GEC called Country Plumber to lower the level in the wet well. Both pumps plugged. L:ukasz called Flygt pumps who replaced a starting capacitor and relay. FYI, \$750.00 invoice which has been paid.

Received and agreed to a routine PMA contract from Country Plumber jetting services for 2020.

Cleaning, inspection and replacement of Dorner brand valves, one at each well for steady water pressure/flow was started. Well #1 was completed. Internal parts for well #2 valve were beyond repair plus corrosion are reasons it was decided to replace this entire valve. Hopefully this valve will be here and installed, soon in March 2020. It was said that these valves had not been serviced since 1999. These pumps will be used for continuing water service while the reservoir is drained and empty until approved by the DNR.

Buildings housing the water system equipment are needing repair.

GROUNDINGS: Mark Mostrom (acting Ground Director) reported.

Waste Management will repair or replace containers when broken by normal use, or by the trucks they use to handle containers. We have several sets of wheels if that is the problem for a unit.
From the Ground Up has been contacted and contracts signed by Mary Guckenberger. They will be handling all yard work beginning May through November 1. First item they will do is spring clean up. Also they will be picking up yard waste on the 1st and 3rd Tuesday of the month. Cost per mowing \$2300.00. Spring cleaning cost is \$2960.00. SREA will be billed bi-monthly.
TruGreen will be applying two treatments for fertilizer and weed control in late spring and early fall. Cost is \$4330.01 including tax. The board also voted unanimously to have the trees and shrubs (elm trees) treated for insect control at a one time cost of \$448.38. The third item with TruGreen was the vegetation that continues to grow in the rocky drainage control areas and these will be treated 3 times during the spring and summer. Total cost of 158.25 tax included.
Hydra Clean is scheduled to begin pressure wash units in the 600 and 6000 courts. We are currently scheduled for May 11 - May 14, 2020.

BUILDINGS: Gary Herweg reported he has plans to reside unit 6032 and replace roofs on 2 of the 4 plexes at cost of \$20,000 Per 4 plex. Gary said he would probably do one of the 4 units this year and one in next budget year. Because of Budget restrictions and the amount of units resided last year this is all he feels we can do now.

SECRETARY: Mark Mostrom had nothing additional to report, and said the welcome packets are still being Handed out to the new owners.

TREASURER: Winnie Schumann (acting treasurer) handed out financial report. She has reworked the report to include account numbers, budget amounts, and amount spent by budgeted categories so all directors have an up to date report. Our current balance on hand as of the end of February is \$48,480.31 in the Operations checking account.

NEW BUSINESS: Currently we are short two directors and have had only one person volunteer to serve, and that would be for the treasurer position. Juanita Rockhill has volunteered to serve in that position. The board Voted to accept her. She would serve out the term of Robert Vogts until the September meeting

A motion to adjourn was made by Gary Herweg to adjourn at 7:25PM

The next meeting will be on April 13, 2020 at 6:00pm at Bethlehem Lutheran Church on Hwy 33.