

Saddle Ridge Estates Association, LTD

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SREA Board of Directors
Meeting November 9, 2020

Location: Bethlehem Lutheran Church
Highway 33, Portage, WI

Directors Present: Winnie Schumann, Paul Turner, Juanita Rockhill, Mari Guckenberger, Ryan Lang, Brett Johanen

Unit Owners Present: Linda Brzezinski u506, Kathy Lawrence u6001, Roger & Beth Esser u308, Vickie Walker u402, Cheyanne Atkinson u415, Josh Lang u509, Micki Fuerst u312

Meeting called to order at 6:00 pm by President Winnie Schumann.

Posting of notice: 11/06/2020 emails sent, delivered to those needed, posted on the Association bulletin board by Winnie Schumann.

Review minutes from October 12 board meeting - Several minor corrections made. Motion made by Paul Turner to approve with noted modifications,, seconded by Bret Johanen to approve October minutes, motion passed 6-0..

Unit owner 415 attended and gave an update on the mold issues within the unit. If determined any damage was due to the Bronzite pipes within the common wall it is Association responsibility . it was determined that the damage is contained within the unit.

IV. Director Updates:

Roads: Reported by Brett Johanen:

Will confirm with Mark Oehlof 'Most Plowing' that he has accepted contract for this season plowing with modifications of plowing at 2 inches. Posts are being placed for snow plowing boundaries.

Speed humps are under inquiry with Don Davis Construction and other contractors to get bids on cost.

Suggestion was made for a bike and walking lanes on our main roads.

Cart path is still under review as to correct materials to use and costs. Suggestion was made to possibly accept donations towards maintenance and repairs. Suggestion made that work could be done by volunteers.

Brett will address concerns expressed by unit owners about trailers and cars parked long term in driveways.

Suggestion made by Micki Fuerst u312 to make a left turn lane with striping at the West entrance. This will be discussed with other Associations for approval. Micki Fuerst reported there previously was a strip until the road was repaired and it was not replaced.

Utilities: Reported by Paul Turner:

Expense GEC \$6,546.88 reimbursement to GEC for payment to Terrytown Plumbing for repair to curb stop box and elimination of a yard hydrant at u1100.

GEC \$500.80 water sampling

Country Plumber- \$235.00 Monthly cleaning at lift station #6

Water Expenses. \$6723.93 Sewer expenses \$558.75

Sum \$7,282.68 All proportionately cost shared with other SR Associations.

November 2,2020 email sent by Paul Turner showing improvement graph of water usage of well water pumpage vs wastewater flow.

General Engineering stated leaks are gone for the time being.

Invitations to bid, sent out to 3 companies for 2021 cost to clean 3 different lift stations per listed frequencies on description.

Grounds: Ryan Lang reported: Tree was removed at 202, was possibly marked by unit owner and was removed. Looking at reimbursement for Daniels and the unit owner to at least purchase a replacement tree.Fall clean up is scheduled for the week of November 16, grass cutting is completed for the year. Daniels will continue to remove trees when ground freezes.

Buildings: Ryan Lang reported:

Roofs recommended for replacements will be 501-504, 205-208 due to water leaks.

\$46,009.75 was spent on re-roofing u109-112 including slanted porch roof replacement. No record of board approval was noted in minutes. Micki Fuerst u312 expressed concerns about the amount as it is twice as much as other roof replacements. One other company responded to our request for a bid, Raven Exteriors, they would not bid because they would need to subcontract the construction of the porch roofs.

Note: A discussion ensued as to where money will come from for other roofs. Options included was to raise our monthly rates next year, do a one time assessment or move funds from other accounts.

Drain Tile issues at units 110 and 208

Zander Solutions submitted a bid for u110 \$7500.00 u208 \$8750.00, Badger Basement bid for u208 \$10,210

Motion made by Ryan Lang to accept Zander Solutions to begin work, seconded by Juanita Rockhill, motion approved 6-0

Secretary: Mari Guckenberger reported:

Requested and received several chimney inspection reports, due Nov. 30.

Forwarded phone requests/comments from residents to appropriate directors.

Sent Fall-Winter Newsletter to Unit owners Oct. 28, 2020.

Delivered two welcome packets to u415 and u202

Treasurer: Juanita Rockhill and Winnie Schumann reported:

SREA income and expense summary 10/31/2020. Please refer to attachment for full report.

Capital Expense-Operating Reserve

Beginning Balance: \$67,634.01

Revenue: \$46,840.68

Operating Expense: \$38,237.27

Capital Expense: \$37,250.00

Net Bank Account \$38,987.42

6 units have not paid insurance premiums, late letters were sent.

October 11-15,2020 emails sent to address audit, Preliminary Audit Review was performed by unit owners Micki Fuerst u312 and Teresa Hughey-Groves u6022. Audit report is completed as of Nov. 8, 2020 and is being reviewed by Juanita Rockhill and Winnie Schumann.

V. Old Business:

Unit 211 discussion continued.

Motion made by Brett Johanen to proceed with foreclosure, seconded by Paul Turner

Board approved, 6-0.

Unit 611 discussion continued about repairs needed. The SREA lawyer is in contact with the unit owner.

New Buildings:

Paul Turner, Brett Johanen, Ryan Lang will develop building standards for the new units ahead of construction.

U646 repair - \$12,768.00 Cost to repair structural damage to the unit due to leaking chimney.

Additional Old Business:

Project Tracking Form: Reviewed by board members and approved. All board members will have access.

New Business:

Request was made to replace the door locks with a keyless entry to the water facilities and records room. Brett Johanen will get the cost estimates. Brett Johanen motioned to approve the expense of replacement, seconded by Paul Turner, motion approve 6-0

VII. Adjournment: Motion to adjourn made by Mari Guckenberger at 8:28 PM

Next Board Meeting is March 8, 2021

Respectfully submitted by,

Mari Guckenberger SREA Secretary

