

Saddle Ridge Estates Association, LTD

P.O. Box 443

Portage, WI 53901

Website: www.saddleridgeestates.net

Email: saddleridge139@gmail.com

(608) 742-6850

BOARD OF DIRECTORS MEETING

September 14, 2020

Saddle Ridge Corporate Office

Directors Present: Winnie Schumann, Juanita Rockhill, Paul Turner, Mark Mostrom

Association Members Present: John Kolb, Ryan Lang, Josh Sands, Linda Brzezinski, Brett Johansen, Vickie Walker, Bruce Letizia, Mari Guckenberger, John Rockhill and Gary Herwig

I. **Call to Order- Certify Quorum:** Meeting called to order at 6:00 pm

II. **Posting of Notice:**

a. Posted, e-mailed and delivered to mailboxes of those without email on Friday September 11, 2020

III. **Review Minutes of August 10, 2020**

a. Approved minutes of August with no corrections or additions.

IV. **Director Updates**

Roads: It was noted that Dick Roe resigned effective September 8, 2020. Winnie Schumann reminded everyone that he had contacted Davis Construction to begin crack filling this month.

Utilities: SREA Utility report for September 2020 Board Meeting

A total of 5 invoices totaling \$5,790.92 were approved for payment all shared expenses with the other 3 Associations.

\$235.00 Country Plumber for jetting sewer line in the lower 600s.

\$1078.15 GEC for engineering support, consultations and duties.

\$1,035.00 LMS for consolation prepared to dig at 401 due to erroneous 1993 SREA info.

\$2,780.77 Terrytown Plumbing for lateral leak plus a curb stop at u 1102.

\$32.00 GEC for monthly water testing.

Monthly water test posted on the SR East entrance bulletin board plus SREA website.

Common wall leak at a 4 plex fixed by owner's choice plumber u 401, SREA to pay, also a leak at service entrance valve to be replace at owners expense.

A curb stop shut off at u 109 need to be done to repair service entrance valve and outside faucet repair.

A curb stop shut off at u 652 need to be done to facilitate plumbing modifications within the building. Mark Mostrom reported it couldn't be shut by Dave Jones Plumbing. Project scuttled, didn't want the expense of nearly \$3K to repair curb stop. Dave Jones Plumbing recommended to lube the valve in the spring of 2021.

Leak reported at lateral water feed to unit 1051-1054. Scheduled to be repaired 14 August, 2020 by Terrytown Plumbing, Done, 14 August, 2020 AM

Gary Herwig wanted to know why the people in Units 109-111 were charged for the electricity to power the generator behind said units. Winnie Schumann reported that this has been the ongoing practice from before she was a board member and was told by Micki Fuerst (past Treasurer) that this is how this should be handled. Gary then said he didn't feel it was right and that the board should change this expense to being paid by the association.

Grounds/Building/Secretary: Mark Mostrom reported that having been gone for most of August that he was appreciative of all the people who covered for him while he was gone. He then proceeded to combine all of his reports for this reporting.

Secretary:

As I was gone most of August a special thank you to all who covered for me.

Again emailed, delivered and mailed out notices, update information notices and message from SREA President, as well notice of this meeting on September 11, 2020 by 10:00 am

Worked on getting all needed supplies and information ready for Annual Meeting on September 15

Annual Meeting 9/15

It's been a busy year with all of the notices, messages and updates sent by mail, email and delivered to owners and renters.

Worked on revision of some of the rules and regulations for our association with an appointed committee, this included the use of gas fire pits and solar panels, which was then approved by the board of directors.

Handed out more welcome packets to new owners and explained as best as I could what is expected.

Grounds and Buildings:

Again being gone, I am thankful for all the backup from directors and owners.

I returned on August 25 to damage from storm on the 24th. Immediately began to survey the damage and plan for repairs and lining up contractors when another storm came on Thursday the 27 into the 28th with 11" of rain and high winds. The results of this is at least 19 trees needing trimming or removal. Also 67 units are in need of repair due to work orders requested for damage to roofs, siding and water damage in basements. One of the hardest hit areas was the units in the 100 court as one 4 unit sits on the water table and with the rise in the ponds on holes 3 & 4 much damage was done.

Replaced retaining walls for 3 units and also regraded for better run off of rain water in court 5.

I have been very fortunate to have a great relationship with the contractors that have been used in the past, and all of them made crews available immediately. Why the number of units affected repairs will take several more weeks.

From the Ground Up is doing the weekly mowing and the board has repeatedly asked the mowers to slow down and not do such sharp turns as this tears up the ground. We asked them to mow at a height of at least 3" and this will help control the weeds. They will also be doing the fall clean up.

TruGreen has done a spring and will do a fall clean up and they have also done 3 treatments for weeds in the areas with rock runoff ditches.

Re-grading behind some units will need to be done to help control the rain water in extreme cases. This will hopefully be done with the least amount of damage possible.

Many people help to keep our association looking beautiful through their volunteering to plant trees, flowers and also to keep the fences rails painted.

Thank you to all for your support and help. Following his report many people had questions and concerns.

Gary Herwig was very vocal about the retaining walls being installed and the cost to do them, with Mari Guckenberger also asking where the money was coming from?

In reply to Gary, Mark mentioned that the board had approved the use of this type of stone and also the cost and the contractor. (It should be noted that at the time this decision was made Gary was on the board and seconded the motion to approve at the May 11, 2020 board meeting as is available on the SREA website for verification).

In response to the question by Mari it was stated by both Mark and Winnie that the walls behind units 628 & 630 that it is being paid out of next year's budget, and then Mari asked with if the 2020-2021 budget is not approved. No answer was given.

Following much yelling and anger by both residents and board members tempers were controlled.

Mark asked all in attendance if anyone know where the blower purchased in the past was kept as he was looking for and could not find in the two storage beds by the east entrance. Mari said that she had it and was using it to clean up her area after the storm.

The next item of contention was the replacement of rubber roofs over entry ways. Again more insults given to Mark and others after much discussion/accusations. Winnie made the motion to install slanted roofs when replacing or fixing those porch roofs that leak. Motion passed unanimously.

V. **Treasurer:** Winnie and Juanita reported that of the residents paying their HOA fees by check they have had a 58% sign up for automatic payment. Also a 58% return of all association members have paid their insurance bills. For the Treasurers financial report please see the attached sheets.

VI. **Old Business:**

a. All directors reported that they were prepared with their reports for the annual meeting.

b. Update on Insurance Information: Winnie Schumann reported that in communication with our insurance agent that she had been told:

1. That SREA's policy has a \$20,000 deductible per occurrence, so if one unit is involved or many in the same incident the deductible is still \$20,000. This deductible is per occurrence so it would need to be paid each time. She also pointed out that certain occurrences are not covered such as war, ground water. We are not in a flood zone so we cannot purchase flood insurance.

2. Coverage is also dependent on our condo documents as to what the responsibility of the association is what the responsibility of the unit owners are.

3. Maintenance such as doors and windows is different when an occurrences are being covered by insurance.

c. **Status of Late Payer Situation:** Winnie reported that in working with our attorney and following his advice, an agreement has been recommended that certain actions must be fulfilled by unit owner in a timely manner or foreclosure will proceed at the time.

d. **Modification to Rules and Regulations:** Linda Brzezinski reported that there were no new revisions at this time, with the only question arising was from Mari Guckenberger who stated that in the by-laws two are authorized. May and September. Mark Mostrom then pointed out the difficulty in changing a by-law as it requires a 67% vote of approval by all unit owners. Also Linda said that the use of "smoker grills" should be discussed as they can be a smoky annoyance to those living nearby.

e. **Any other old business:**

a. All in attendance agreed that something must be done about the people speeding through Saddle Ridge as it is a danger to all. One suggestion by Mari Guckenberger is to consult with Tom Benson as he has researched speed bumps. The one suggested would be a wider bump but still make the driver of speeding vehicles to slow down.

b. Mari Guckenberger questioned who is paying the liability on the cart path since it is used by all the associations. Since SREA assumed responsibility for the path from Saddle Ridge Corp we are technically required to insure for liability. At this time the SREA association is paying the premium.

c. Brett Johansen questioned if the association has workers compensation insurance to cover any volunteer who might be injured while helping with needed work for SREA. Winnie Schumann replied that we do not.

VII **New Business:**

a. Winnie Schumann stated that all should have received a letter from the Division of Transportation System Development and they are planning to resurface highway 33 past our association, and will be replacing a culvert near the golf course. She has sent an email to them asking for them to place the culvert further east than presently located as we already have water problems. The following discussion occurred:

1. Gary Herwig mentioned that moving the culvert did not seem possible as the ground rises between the present location and where we would like it.

2. Also many expressed lengthening the entrance approach at both the west and east entrances as they don't allow enough time for vehicles following to slow down. Winnie mentioned this was also in her email.

b. Both Winnie Schumann and Juanita Rockhill have responded with the concern, and it would/could be helpful if more also contacted the Division of Transportation.

c. Mari Guckenberger had requested to be on the agenda and covered the following concerns.

1. One of the Secretaries reports do not give enough detail and/or accuracies in reporting. Mark said that he mentioned when assigned this position that it would not be his strong point, but will attempt to do better.

2. Treasurer's report is difficult to read for some people as many of the owners have contacted her about this, and should be simpler for them. Josh Lang then asked who they were and why don't they attend the meetings. Mari only replied they were worried about COVID 19.

3. Questioned where the money is coming from to repair the damage from past storms.

4. Mari also felt that the President's message by email and mail to owners was not accurate and that area of concern was the mention of condo documents/folders from two resigning directors were not turned over to the association. At this point she asked Mark if he had received her folders, and he responded he had but after several weeks and many requests from Winnie.

5. Mari told the board they needed to be more open and transparent. In response Winnie mentioned that we felt we were being open and transparent as we are constantly talking to members.

Mark Thanked Mari for her work in arranging a meeting place for the annual meeting.

Directions and signs will be placed for Annual Meeting on September 15, 2020.

VIII. **Adjournment:** Mark Mostrom made a motion to adjourn at 7:30 pm

Treasurers Report:

2020-2021 SREA BUDGET BASED ON ACTUAL - FINAL

September 30, 2020

Account	Budget Category	2019-2020		BUDGET	
		ACTUAL YR END	2020-2021	2019-2020 Budget	
Revenue					
1010	Maintenance Dues (143 Units)	\$ 326,500.26	\$ 343,200.00	\$ 343,200.00	
1020	Insurance Premiums Due	\$ 32,445.24	\$ 31,625.00	\$ 29,500.00	
1030	Shared Water/Sewer Revenue	\$ 96,402.37	\$ 117,800.00	\$ 83,000.00	
1034	Shared Electric Revenue	\$ 899.07	\$ 1,000.00	\$ 300.00	
1040	Interest Income	\$ -	\$ 1,500.00	\$ 1,500.00	
1050	Sewer Hookup Fees	\$ -	\$ 35,000.00	\$ 21,000.00	
1060	Cart Path Donations	\$ -		\$ 1,400.00	
1070	Misc. Income	\$ 15,884.33	\$ 5,000.00	\$ 1,100.00	
	Total Revenue	\$ 472,131.27	\$ 535,125.00	\$ 481,000.00	
Money Transfers					
1100	Transfer from CD/Money Market	\$ 184,583.34	\$ 50,000.00	\$ -	
Routine Expenses					
2100	Portage Utilities - Sewer	\$ 57,579.53	\$ 80,000.00	\$ 80,000.00	
2101	Water Expense	\$ 71,457.01	\$ 86,000.00	\$ 30,000.00	
2102	Sewer Expense	\$ 47,107.16	\$ 37,000.00	\$ 16,000.00	
2103	Insurance Premium - Payments	\$ 29,884.14	\$ 31,625.00	\$ 29,300.00	
2104	Lawn & Yard Maintenance	\$ 60,542.22	\$ 25,000.00	\$ 20,000.00	
2105	Mowing	\$ 42,834.76	\$ 45,000.00	\$ 50,000.00	
2106	Tree Replacement	\$ 985.15	\$ 1,100.00	\$ 1,000.00	
2107	Snow Removal	\$ 28,097.50	\$ 35,000.00	\$ 37,000.00	
2108	Garbage Pickup	\$ 29,538.94	\$ 29,000.00	\$ 29,000.00	
2109	Light Expense - Electric	\$ 7,055.44	\$ 7,500.00	\$ 4,000.00	
2110	Bldg Repair & Maintenance	\$ 36,619.08	\$ 40,000.00	\$ 41,900.00	
2120	Bldg Power Washing	\$ 13,500.00	\$ -	\$ 15,000.00	
2130	Legal Expense	\$ 3,855.89	\$ 6,000.00	\$ 3,000.00	
2140	Office/Printing/Telephone	\$ 2,360.20	\$ 1,500.00	\$ 1,500.00	
2150	Bookkeeping Services/Audit	\$ -	\$ 1,000.00	\$ 2,000.00	
2160	Computer & Internet	\$ 15.40	\$ 300.00	\$ 300.00	
2170	SRE Only Court 100	\$ 589.78	\$ 2,500.00	\$ 2,500.00	
2180	Misc Fees, Taxes, Etc	\$ 8,116.02	\$ 3,000.00	\$ 3,000.00	
2190	Cart Path	\$ -	\$ 1,000.00	\$ 1,000.00	
	Total Routine Expenses	\$ 440,138.22	\$ 432,525.00	\$ 366,500.00	
Reserve Expense					
3010	General Repairs/Maintenance	\$ 33,494.83	\$ -	\$ -	
3020	Roof Replacement	\$ 75,470.85	\$ 50,000.00	\$ 33,000.00	
3030	Road/Driveways	\$ 42,428.06	\$ 15,000.00	\$ 26,100.00	
3040	Painting	\$ -	\$ 1,000.00	\$ 1,000.00	
3050	Siding	\$ 3,004.00	\$ 20,000.00	\$ 10,000.00	
3060	Replacement Water & Sewer	\$ -	\$ 30,000.00	\$ 30,000.00	
3070	Unallocated Funds	\$ -	\$ 1,000.00	\$ 1,000.00	
3080	Retaining Walls & Netting	\$ 17,116.25	\$ 40,000.00	\$ 10,000.00	
3090	Interest Savings on Reserve	\$ -	\$ -	\$ -	
	TOTAL Reserve	\$ 171,513.99	\$ 157,000.00	\$ 111,100.00	
INVESTMENT FUNDS					
4100	Purchase of Investment	\$ 95,000.00	\$ -	\$ -	
	Total Routine & Reserve	\$ 611,652.21	\$ 589,525.00	\$ 477,600.00	
2018-2019 Revenue vs Expenditure		\$ (4,400.00)			

2020 - 2021 (Revenue and Transfer Funds) minus (Routine Expenses and Reserve Expense) equals \$ (4,400.00)
 Minus checking account balance as of 9/30/2020 \$ 67,634.01 \$ 63,234.01

NO increase in Per Unit Maintenance Fees