

**Saddle Ridge Estates Association, LTD**  
**PO Box 443**  
**Portage, WI 53901**  
**Website: [www.saddleridgeestates.net](http://www.saddleridgeestates.net)**  
**Email: [saddleridge139@gmail.com](mailto:saddleridge139@gmail.com)**  
**608-742-6850**  
SREA Board of Directors

Meeting: July 12, 2021 6:00PM  
Location: Bethlehem Lutheran Church  
Highway 33, Portage, WI

**Directors Present:** Winnie Schumann, Mari Guckenberger, Juanita Rockhill, Pam Barreau, Ryan Lang, Linda Brzezinski Absent: Brett Johanen  
Unit owner present: Micki Fuerst u312, Josh Lang u509

- i. Meeting called to order at 6:00 pm by President Winnie Schumann
- II. Secretary- Posting of Notices- Emailed agenda to members July 9, 2021.

Posted May meeting minutes on community bulletin board and emailed to all unit owners.  
(bulletin board in need of repair)

- III. Secretary- Reviewed June minutes, motion made by Linda Brzezinski to approve, seconded by Juanita Rockhill.  
Accepted 6-0 .

**IV. Director Updates:**

Roads: Reported by Brett Johanen:  
No report

Utilities: Reported by Pam Barreau:

List of accomplishments / closed projects since prior Board Meeting.

1. Yearly flush all water hydrants. Work completed by Matt Radish, Fritz Meierdirk, Scott Crosby and Pam Barreau for 30 hydrants.
2. LMS replaced 41 year old, leaky hydrant, H28 at unit 1051. Actual cost was \$8,769. A shut off to the hydrant was installed.
3. Rolled HOA line items to see how the 2021-2022 budget allocates to the HOA. Emailed to Winnie 5/4 and 6/27
4. Contacted Country Plumber to see what services they provide to us and the cost. Jetting and pumping. Need to clarify with Lukasz (General Engineering) what need to be done for Lift Stations #3, 4 and 5.
5. Ongoing documentation and communication to Winnie (and Attorney) for the Portage Utilities contract / charges.
6. Annual 2020 Water consumer Confidence Report Certificate (CCR). Communicated via email and bulletin board.

Grounds: Reported by Linda Brzezinski

Director has a concern about residents not using the paved cart path in the 6000's and damaging common area grass to access the trail. President Schumann noted that although not specified in the bylaws, residents have been discouraged from using the grass in common areas to access the cart path.

Buildings: Reported by Ryan Lang:  
Will follow up Gardner Construction for roof bids.

Secretary: Reported by Mari Guckenberger  
2020 Utilities Report was emailed, delivered to non email unit owners and renters, mailed to all unit owners.  
Sent second request July 5 for two SREA Board Members to replace two members whose terms end in September 21, 2021. Deadline was July 9, received no applicants as of July 12.

Treasurer: Reported by Juanita Rockhill:  
2 unit owners still in arrears in maintenance fees.

Summary: Beginning Balance \$67,634.01  
Income: 332,602.35  
Transferred Funds \$50,766.27  
TOTAL REVENUE \$451,002.63  
Routine Expense \$291,664.64  
Capital Expense \$106,338.31  
TOTAL EXPENSES \$398,002.95  
Checking Account balance as of 6/30/2021 \$52,999.68

See attachment for details.

We will replace the Post Office box with a mailbox in Saddle Ridge Estates.  
Mail box permit cost \$75. The cost of a locked mail box will run approximately \$350.  
The address will be 599 Saddle Ridge, Portage, WI 53901. The unit owners will be informed when it is fully set up. The mailbox will be placed near the East entrance as determined by the post office. Residents should continue to use the PO Box 443 address until notified otherwise.

Move to approve reports as submitted made by Linda Brzezinski , seconded by Juanita Rockhill  
Motion passed 6-0

**Old Business:**

2021-2022 Budget Discussion continued. A motion was proposed by Juanita Rockhill to increase maintenance dues based upon the next fiscal year budget needs. Motion seconded by Linda Brzezinski. Motion passed 6-0

Annual Meeting Items: Board members will help with preparing envelopes early August for Annual Meeting Sept. 21

**New Business: na**

**Adjournment:** Motion made by Mari Guckenberger to adjourn  
Adjourned at 7:45 pm

The next Board meeting will be held on Monday August 9, 2021 6:00 PM at Bethlehem Lutheran Church.

Respectfully submitted by:  
Mari Guckenberger  
SREA Secretary