

Saddle Ridge Estates Association, LTD
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SREA Board of Directors

Meeting: September 13, 2021 6:00PM

Location: Bethlehem Lutheran Church

Highway 33, Portage, WI

Directors Present: Winnie Schumann, Juanita Rockhill, Ryan Lang, Linda Brzezinski, Brett Johanan absent: Mari Guckenberger, Pam Barreau
Unit owner present: Tom and Brenda Joswiak u 6027

- i. Meeting called to order at 5:58 pm by President Winnie Schumann
- II. ~~Secretary~~ President - Meeting notice posted, delivered by hand and email as appropriate
- III. Secretary- Review of Minutes of August Meeting, Amend and Approval
 - a. Although posted on the website, the Board has not approved the July minutes. August minutes not present thus deferred for approval.
 - b. President Schumann edited and revised the owner email list to delete previous owners and add new owner information. Also, to correct the file so contact is identified as a member of the Association and will receive member emails.

IV. Director Updates:

Roads: Reported by Brett Johanan:

Owners at 105 & 628 have expressed interest in installing a parking pad (owner's expense), although 105 has not answered when called. u614: drainage issue
Court 300:

Will have Davis look at entire court for road replacement just to get an idea of worst case scenario.

Utilities: Reported by Winnie Schumann:

Pam Barreau emailed her report and Winnie presented.

1. 50 main water valves - attempted to locate all of them. Those that were located were exercised, sprayed painted blue on the cap and spray painted a blue tick mark in the road for future identification. An open task list need to be compiled for 1) those that we can't find and 2) those that have water and sediment in them that prevent us from exercising them. Number 2 item will require extra expenses.

2. Lift station #2 replacement meeting with Lukasz from GEC. Estimated cost is \$50k for 2021 - 2022 budget. Bids will go out by the end of October 2021 with an estimated May 2022 installation.

3. Continued investigation of clear water in the sewer system. I will visit the bluff area on the water softener settings. I will provide a water softener communication to entire Saddle Ridge community on the "on demand setting" vs daily setting.

Grounds: Reported by Linda Brzezinski

Linda noted minimal summer storm damage this year.

Contacted 3 tree cutting/trimming companies

Daniels - Montello, Mad Saw- Rio, Hamm's Arbor Care- Pardeeville

Left message with all of them

Trees to be cut: unit 206, 314,406,411,6016 (birch)

Trees to be trimmed: 402 (along the road), 406, 505,604,616 (along the road), 628,638,640,644,6012,6022,6037. Some may be added/ deleted

Contacted Dan DeMott in regards to "cages" to protect windows instead of using nets.

Will start to get bids to replace walls at units 6006 and 6012

Buildings: Reported by Ryan Lang:

Ryan reported that he's assembled another large list of work orders for Phil Gavinski On October 11 Badger Basement will be inspecting 8 units to maintain lifetime warranty on the drain tile work done.

Roofs: (Roofing) metal is in. Gardner has not been responding to Ryan or Winnie. 511-512 waiting for response from Gardner.

Fall cleanup will include both gutters and grounds and will be scheduled to take place before Halloween

u644- Carol Sutton letter read

Linda will check for a fireplace for possible leakage source.

u110 Nadboralski work order over a year ago: discussion included recommending paver to allow drainage as problem source appears to be water drainage. Linda will ask Tyler of TRK Landscaping for a recommendation to fix the issue.

u6002- Radish seeking approval for the Board to enclose patio (owner's expense)- approval by Ryan since no Association money is involved.

Secretary: absent

Treasurer: Reported by Juanita Rockhill:

Approximately half of the Annual Insurance payments have been received:

SUMMARY

Beginning Balance			\$ 67,634.01
Income			\$ 463,616.56
Transferred Funds			\$ 50,766.27
TOTAL			\$ 582,016.84
Routine Expense		\$ 384,151.61	
Capital Expense		\$ 106,338.31	
TOTAL EXPENSE		\$ 490,489.92	
BALANCE AS OF 8/31/2021			\$ 91,526.92

Linda Brzezinski moved to accept the Treasurer's Report, seconded by Ryan Lang-motion passed unanimously.

Old Business:

Annual Meeting Reporting:

Directors should be prepared to make a short summary statement, with the longest presentation expected to be an explanation by the Utilities Director, Pam Barreau

New Business: n/a

Adjournment:

Juanita Rockhill moved to adjourn at 7:10 pm

The next Board meeting will be held on Monday October 11, 2021 6:00 PM at Bethlehem Lutheran Church.

Respectfully submitted by:

Linda Brzezinski