

Saddle Ridge Estates Association, LTD

P.O. Box 443

Portage, WI 53901-0443

Website: www.saddleridgeestates.net

Email: saddleridge139@gmail.com

(608) 742-6850

ANNUAL MEETING OF OWNERS

September 17, 2019

Bethlehem Lutheran Church, Portage, Wisconsin

Directors Present - Mari Guckenberger, Gary Herwig, Richard "Dick" Roe, Winnie Schumann, Paul Turner, Robert Vogts, Vicki Vogts

President's Opening Remarks & Introduction of SREA Board of Directors:

Schumann called the annual meeting to order at 7:02 pm. There was not a quorum present (owners attending meeting in person and by proxy) and the Agenda was posted in accordance with Wisconsin Statutes. Schumann introduced all Board of Director members in attendance:

Vice President / Grounds Director: Mari Guckenberger

Secretary: Vicki Vogts

Treasurer: Robert Vogts

Buildings Director: Gary Herwig

Roads Director: Dicki Roe

Utilities Director: Paul Turner

Schumann stated the board has done an outstanding job this past year handling a significant number of projects and problems, while still maintaining our budget. Each of them will be reviewing some of the year's highlights within their realm of responsibility.

Reading & Approval of the 2018 Annual Meeting Minutes

V. Vogts read the minutes from the September 18, 2018, annual meeting. Oakey (U409) made a motion to accept the minutes as read, Marv Timm (U6033) seconded the motion, and all approved.

Director Reports:

Grounds:

Guckenberger reported:

- Daniels Brothers trimmed branches and removed 5 trees last winter; they will come back again this year to do more trimming but will wait until the ground freezes to avoid damage to grounds.
- Eddie Bryant from Brandon, Wisconsin, was hired as a landscaper and did our spring clean-up, worked on reseeding, laid mulch, and built retaining walls between U501 and U504. He also worked with several residents who required help with trimming bushes around their units including U611. Just a reminder that the limited common area around your unit is the owner's responsibility to maintain. It should be kept in a clean and presentable at all times.
- TruGreen did spring and fall fertilizing and weed control treatments.
- Elite Pest Control placed several traps to help rid us of an overpopulation of voles. He also set traps in our storage shed for mice. We replaced the old evergreen bush by the storage shed and replaced with 3 new bushes. The bushes next to the stairs going up to the unit still needs replacement as it's a winter shelter for the voles.
- \$10,000 is set aside for a large retaining wall along Hole 6 behind U628 and U630 but the wall should be ok for another couple years.
- Thank you to all the free help - Dan Steeger been cutting the vacant lot in Court 300 as a favor. Jerry Braun has been cutting the area where we planted ornamental grasses along Saddle Ridge East behind U305/306. Marv Jensen and Jim & Sarah Mautz for continuing to plant trees and help with the same areas. Dick and Dixie Roe for pitching in to help prep and planting this last spring.
- Volunteers from SRA, SREA and the Forest helped with the planting at the front entrance for Earth Day. Ruth Larson and Guckenberger planted the flowers around the flagpole.

- Court 100 is in need of a permanent drainage ditch which will be done before winter. There's a lot of standing water and this should help alleviate some of the water drainage problems. There is still a lot of standing water behind U110 that is coming from the sump pump that is running often.
- Taking bids for lawn mowing for next summer. So far, bids have been received by G. Karl (Stewart) Enterprises, Burt's Customs Inc., Bryant's Lawn Mowing, and waiting on a fourth bid from the From the Ground Up.

Roads:

Roe reported:

- **Projects under Construction in 2019:**
 - o Curbing installed in Courts 1, 2 & 4 Cost: \$20,000 should come in below budget
 - o Driveways & Drainage Cost: \$16,000 had issues with spring thaw that caused damage
 - o Main Entrance Blacktop Cost: \$4,000 budgeted for shared expense with other assoc.
- **Snowplowing:** Over budget (\$33,000 for 2018-2019) by \$5,818 due to excessive snow, ice and cold. Budgeted \$37,000 for 2019-2020
- **Road & Driveway Maintenance:**
 - o Budget for 2018-2019 was \$33,000 - actual was \$37,000
 - o Budget for 2019-2020 is \$26,100 - cracks in the roads and driveways

Utilities:

Turner reported:

- Appointed to the board in April 2019 due to a board resignation.
- Located hydrants and valves, water main valves, and water curb stops by GPS.
- Repairs completed to sewer manhole and in-street water main valves due to snow plow damage.
- New UPS battery for computer and printer in main well house.
- Found major water leaks underground; repaired this summer.
- Repair to on-demand Pump #2 coupling to drive line.
- Wisconsin Rural Water Association (WRWA), GEC is a member, joined the search for leaks via electronics.
- New hydrant and hydrant valve near U6024.
- Radiator leak on emergency generator; replaced.
- Found buried propane tank near U507/509; condo owner will repair leak.
- Water leak locators from Markesan joined the search near U1050.
- Contaminated water test sample in August was retested immediately per DNR specs; all clear.

To Do in 2019-2020:

- o Finish GPS curb stop locations.
- o Continue to get WDNR Customer Satisfaction Certification.
- o Plan for responsible water and sewer replacement equipment.

Summation:

Utilities are doing quite well considering the age of the systems. Please be aware that the water and sewer systems are old. There is a lot of equipment that has passed its average life span. Our goal is to keep operations on-going with minimal interruptions at minimal expense.

Buildings:

Herwig reported:

- Replaced siding on five stand alone condos in Court 6000
- Badger Basement installed two channels in two basements.
- U207 and U210 installed two sump pumps, took care of the water problems in U109 and U112, and will be fixing the drainage problems around September 30.
- Will be replacing the roof on U101-104 building.

Eva asked if sewer back-up is covered under SREA insurance policy. Schumann will research it.

Treasurer:

R. Vogts reported:

- Was the Utilities Director until April 2019 when he took over as Treasurer when Debbie Holland resigned from the board. Thank you Debbie for teaching me the automatic withdrawal procedure with the bank. We used the procedure for 3 months and the bank changed the program and we had to learn it all over. Thanks to Winnie for her computer assistance.

- Working to get some owners up to date on overdue monthly maintenance fees. We have one owner referred for legal action at this time.
- Due to FDIC regulations that only insures deposits up to \$250,000, we moved \$252,643 from the Associated Bank to the Community Bank of Portage. We are also getting a higher rate of interest.
- Thanks to Winnie for her assistance in preparing the shared water and sewer billings to the other associations and the annual insurance billings.
- Cart Path Report - Thanks to Tom Steinhaus and his committee for handling the project to improve the cart path last fall. They collected \$12,735 in donations. The project cost \$14,030 including the work done this spring. This left the association picking up the balance of \$2,295. Pat Kirk gave the SREA an easement and we are responsible to maintain it.
- There are about 100 owners on the automatic payment plan. I would appreciate more owners paying their dues that way.
- Balance Sheet dated August 3, 2019, that went out in the mailing was revised and is available tonight.

Secretary:

V. Vogts reported:

- Created a comprehensive spreadsheet for each condo unit with contact information, chimney inspection information, renter information, etc. Encourages owners to give us an email for timely communicate rather than mailing or hand deliver to unit.
- Many Welcome Packets were distributed this past year - many of the rental units are now owner occupied - two more closings before the end of the month.
- Condo Documents Book is available for owners to purchase if they did not get one from the seller.
- Extra phone directories are available to owners.

Election of Board of Director Members:

- Nominations or volunteers from floor? No.
- There are three board vacancies - Gary Herwig, Paul Turner and Vicki Vogts.
- Introduction of Candidates - Gary Herwig (U6004), Mark Mostrom (U6018), Tina Thomas (U602), Paul Turner (U6026).
- Ballots were counted - Gary Herwig, Mark Mostrom, and Paul Turner were elected to a three-year term.

Other Business:

• **SRE and SRE II Merger:**

Counts turned in so far have overwhelming been in favor of the merger. We sought out Attorney Pharis Horton, who drafted the draft SRE II condo documents and has historical knowledge of Saddle Ridge during its development. He has provided the following information and advice:

- SRE II documents contain a statement in Article 11 that authorizes delegation of Association powers and functions to the master association (SREA).
- SRE condo documents do not include this delegation statement. He recommends that we amend SRE Article 11 to do the same. First, it makes how we've been operating legal and in effect it merges the two associations.
- The statutory procedures to do a full fledged merger involves a lot of work and significant attorney fees, far more than the original estimate we received of \$1,000 to \$2,000. We would need to find an attorney who has the expertise in Condo Law. Horton is 85 years old and is not willing to handle it. He has been very gracious to provide the consultation we requested.
- Two other key points:
 - Wisconsin State Condo Law, Section 703.26, was revised in 1978 which stated that there was a 10-year limitation for expansion of condominiums that were developed after August 1, 1978.
 - SRE II was established on November 21, 2000, so the 10-year limitation applies to SRE II. SRE was established on May 1, 1978, so the 10-year limitation does not apply to it.
- Our plan is to address the issues noted in the proposal in the most cost-effective manner possible and still meet the objectives we set out to address.
- Rockhill asked about recommendations of a condo attorney - Horton said the ones he knows are retired. Loomis wanted to know the timeframe of completing the merger. Once all of the votes are received by October 1, if there is 75% voting in favor of a merger, Horton gave us the wording to do the amendment so it should be completed within the next year. No quorum again this year so a vote cannot happen at this meeting.

• **Free Smoke Detectors:**

Guckenberger announced that the American Red Cross will be in Saddle Ridge on September ____ to replace smoke detector batteries or replace smoke detectors at no charge. They are also looking for volunteers to help go out to do the

work in groups of three people per group. ARDC is needing volunteers for Meals on Wheels. Let Mari know if you can volunteer.

- **Stop Sign:**

Miles Oakey (U409) asked what happened to the stop sign and flags that were installed a month ago but were only up for a couple days. Schumann explained that the SRA had voted to install a stop sign for the northbound traffic leaving the development on Saddle Ridge West but the SREA board voted against it. The Forest and Swan Lake associations did not vote on it. Now that the brush has been trimmed back in front of U317 and along the entrance road, visibility has improved greatly. Residents are reminded to follow normal traffic rules.

- Bill Mautz (U638) expressed concern about the excessive snow piles on the east side of Court 600. Once the snow starts to melt, it has no place to flow. He asked that the board consider a solution for next winter.
- Tom Steinhaus (U6035) brought up his concerns regarding the quality of homes being built on Pat Kirk's vacant lots. He feels we should have a committee that approves homes being built to maintain the house values in the association.
- Tom Steinhaus (6035) also is disappointed in the quality of lawn mowing this past summer. Recently, the mower employees are shooting the grass clippings into the landscape rocks, sidewalks, etc. Guckenberger stated Karl's contract expires this year and she is accepting bids for next mowing season. Steinhaus recommended that she contact Barnes from Madison for a bid.
-

Adjournment:

Margie Druce (U6005) made a motion to adjourn the meeting at 8:35 pm, Herwig (U6004) seconded the motion, and all approved.

Respectfully submitted,

Vicki Vogts
SREA Secretary