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ANNUAL MEETING OF OWNERS
September 15, 2020
COLUMBIA COUNTY FAIRGROUNDS
BUILDING 8

Directors Present: Winnie Schumann, Juanita Rockhill, Paul Turner, and Mark Mostrom
Unit Owners Present: 42

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

Schumann called the annual meeting to order at 7:12 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:

Roads: Currently vacant as Dick Roe had resigned September 8, 2020
Utilities Director: Paul Turner
Secretary/acting Buildings and Grounds: Mark Mostrom
Treasurer: Juanita Rockhill
Vice President: vacant
President: Winnie Schumann

Micki Fuerst, unit 312, questioned the insurance deductible for our association. President Schumann stated that our deductible is \$20,000.00 per occurrence, and will cover in more detail in her report. Margie Druce explained more information on coverage as she had previously been on the board and was involved with this.

Approval of last year's Annual Meeting Minutes dated September 17, 2019:

Schumann asked if there were any corrections or additions to the minutes as written:

(Sarah Mautz corrected the minutes to read Bill and Sarah Mautz instead of Jim & Sarah Mautz.

Minutes will be amended to reflect this change.

Motion then made by Marv Oakey, Unit 409, to approve the minutes with the one correction, seconded by Jerry Braun, Unit 311. Motion passed by voice vote with no votes in the negative.

Director Reports:

Mark Mostrom then gave his report for the three areas he has been covering:

Secretary:

It has been a busy year with all of the notices, messages and updates sent by mail, email and delivered to owners and renters. I worked on revision of some of the rules and regulations with a committee assigned to review. The committee recommended that the association allow the use of gas fire pits, and solar panels. This was approved by the board.

Handed out more welcome packets to new owners and explained what is covered and expected of unit owners.

We still have a few extra phone books if anyone is in need.

Condo documents book are still available if anyone wishes to purchase one at a cost of \$15.00

Buildings:

Again, while being gone I am thankful for the entire 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 27th into the 28th with 11" of rain and high winds. The result of these two storms is that at least 19 trees need trimming or removal, with most needing removal. In addition, 67 units are in need of repairs due to work order requests for damage to roofs, siding and water damage in basements. One of the hardest hit

The discussion then turned to how can we control the speed of vehicles in our association? After many opinions were given. Schumann asked for volunteers to study and recommend solutions. Linda Brzezinski, Vicki Walker, and Brett Johansen volunteered to study and report back to the board.

Pam Barreau unit 6012, suggested a property agreement that board members sign stating they will turn over all records upon vacating the board. Schumann replied that this is one of the changes she hopes to institute in the coming year.

Micki Fuerst, Unit 312, then questioned why the income and expense were not balanced in the proposed budget, as all the boards she has been on were balanced. Schumann explained that although the budget is tight the board did not wish to raise maintenance fees in this COVID year.

President's Remarks:

Schumann then gave her opening remarks:

Questions about our insurance coverage.

Regardless of number of units and whether it is partial or total damage, our deductible is \$20,000.

We have a comprehensive list of hazards with the normal exceptions

Our extent of coverage is dependent on the wording of the insurance to be provided by the Association as defined in the By-laws. I've been working to get further clarification on this and for no additional dollars, we may be able to provide better coverage. That may require that we change the wording in our Bylaws to increase the coverage provided. A change in bi-laws will require 67% approval of all eligible unit owners.

Resurfacing of WIS 33

You probably received a letter stating that they are planning to resurface Hwy 33 with preliminary design to be completed by July 2021 I wrote to them and asked that they extend and widen the turn lane coming into Saddle Ridge East.

I also asked that they move the culvert that currently channels water onto Fairway #8 and then travel through our Association to ultimately end up in the pond on fairway #4. This is all contributing to the ground water problems we are having in many units.

I would encourage everyone to write to them to encourage these changes.

In addition, it's been suggested that the turn lane for Saddle Ridge West be extended.

Documentation

The Board members have changed frequently over the past few years and even prior to that. The issues that arise are that the business files and tracking information is not always passed along. We do not have good records of when buildings have been roofed or sided, or when roads have been redone or other major investments in our community.

Unit 6012 Pam Barreau suggested having a proprietary agreement signed by all board members when they begin their terms.

President Schumann then continued to explain the following plans she hopes to put in place.

She is proposing two tools that would improve our record keeping and smooth transitions to new Board members.

1. That we maintain a Project Tracking System... each project, whether initiated by the owner or the Association, all projects (work efforts) will be entered into the tracking system... we will record bids received, awarded contractor, estimated start dates, date work completed and final costs. The appropriate Director will be assigned the task of keeping this information current. Access to view this tracking system can be made to all members so you can easily find the status of your request(s).
2. Each Board member will sign an Intellectual Property agreement. This document defines that all documents related to the Association's business is the property of the Association and that the Board member agrees to keep the Tracking System current.

It further states that when a Board member vacates the position that all documents are to be turned over the Association.

Some people may think this is a little extreme, but having been on the Board for 3 years and experiencing the difficulty of managing all the work and responding to requests in a timely manner, these are tools that will help us better manage and be more effective.

The Board has openly been criticized by some of our members as of late. When I hear criticism, I take it to heart and try to find ways to improve. There are always opportunities to improve and I believe these are a few things that will make us better and set the pattern for future Boards to also be more effective.

I would like to thank the many members of community that consistently step forward to help out and to our current Board members who have spent countless hours trying to give the best service possible.

Budget Presentation: Juanita Rockhill, treasurer and Winnie Schumann, president, then presented the budget and answered the following questions:

- a. Unit 312 Micki Fuerst asked why the budget is not balanced. President Schumann explained that the board knew that this would be a difficult year with all the storm damage, but hopes that using strict controls on spending and possibly using additional money added to the budget from various accounts not reserve dollars, needs will be met. The board does not plan to increase the maintenance fees.
- b. Unit 312 Micki Fuerst questioned why the board felt the sewer hookup fees listed was realistic. Answer was that President Schumann had been told by Pat Kirk that the hope was to begin building additional units for sale.
- c. In response to item b. many questioned and discussed the rumors about vacant lots being sold to a developer and how many units the developer would build. As these were all rumors no accurate answers were available.
- d. Unit 640 Ingrid Poppy asked what lots were sold, and the answer was no one really knows for sure, but one rumor was 47.
- e. Unit 502, Mari Guckenberger asked why the retaining walls behind units 628 -630 were done prior to repairs on 4 plexus? Again President Schumann explained that the contract for the walls was signed prior to storms or notification that there were problems. Mostrom explained that this was done at the April 2020 board meeting, with all directors present and motion made by Juanita Rockhill, seconded by Herwig and approved by all.
- f. Unit 506, Linda Brzezinski questioned how people without internet receive information. Mostrom explained that with all emails sent the same information is mailed, and hand delivered to owners/renters and also posted on the bulletin board by the east entrance.

Unit 307, Bob Beahm then made the motion to accept the budget as proposed, and this was seconded by Unit 6022, Teresa Hughey-Groves. Motion passed.

At this time, following the Presidents Report the candidates each were given the time to introduce themselves and explain why they would like to be on the Board of Directors for SREA.

Candidates were:

- Mari Guckenberger
- Brett Johansen
- Ryan Lang
- Bruce Letizia
- Winnie Schumann

Schumann reminded all that only two of the candidates could be voted for according to our bi-laws.

Following the introduction ballots were collected and then counted by Vicki Vogts and Patti Smith.

The results of the voting were Winnie Schumann and Mari Guckenberger were elected to 3 year terms.

Other Business:

Bob Beahm and Tom Steinhaus stated that the cart path maintenance connecting the Rendezvous and Portage Country Club is the responsibility of SREA. Currently the path is in need of repairs, widening, dead trees removed, and dust control in some areas. Both are recommending that the path be blacktopped, this would be done in two phases. Phase one would be done from Rendezvous to the stream underpass and the second phase from there to the Portage Country Club property. They mentioned that this should be done correctly so it does not have to be redone.

- a. Unit 6022 Teresa Hughey-Groves stated that carts travel too fast on the path and blacktopping will only make it worse.
- b. Kathy Lawrence questioned if the association carries liability insurance on the cart path. Answer was yes.
- c. Question was also asked about do all associations contribute to the insurance premium as all use this. Answer was no and the cost is minimal.

At this time Pam Barreau mentioned that she was approached by a person who would like to pay for the full cost of the work anonymously. Bob and Tom were told they could proceed with getting bids and other needed planning.

Motion made to adjourn at 8:47pm by Herb Zimmerman