

Saddle Ridge Estates Association, LTD.

599 Saddle Ridge
Portage, WI 53901

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BOARD OF DIRECTORS MEETING

August 10, 2026

Bethlehem Lutheran Church
W8267 Hwy 33, Portage, WI 53901

MINUTES

Directors Present: Peggy Brunner, Calvin Gruss, Tom Joswiak, Winnie Schumann, Karl Turner, Vicki Vogts

Visitor Present: Mary Traino (U6014), Pam Barreau (U6012), Leslie Drangstveit (U507)

I. CALL TO ORDER - CERTIFY QUORUM:

Schumann called the meeting to order at 5:00 pm; quorum present.

II. POSTING OF NOTICE:

The meeting date was posted on the SREA website and "Deer Tales" community newsletter. Agenda was emailed to owners on August 3, 2026.

III. REVIEW MINUTES AND APPROVAL OF LAST MEETING MINUTES:

Motion made by Joswiak to approve the July 13 minutes; seconded by Turner; approved by all.

IV. DIRECTOR UPDATES:

A. Grounds (reported by Turner):

1. Service Requests:

Two (2) project requests since the last meeting.

2. Unit 6016 Retaining Wall:

Unit owner was very happy with the retaining wall work completed by Marquette Mowing & Landscaping Company.

3. TRK Lawn Mowing:

TRK will be on vacation the week of August 10, so mowing will not be done. TRK stated they will weed whack the tall weeds in the drainage ditches located in the courts.

B. Buildings (reported by Brunner):

1. Service Requests:
Four (4) project requests since last meeting.
2. U6014 - Siding & Concrete Issues:
Brunner completed a site review of the issues.

Siding:

The current wood siding was installed and paid for by a prior owner sometime after 2006 and it was approved by a prior board. The current owner purchased the condo in 2011 and stained the wood siding soon thereafter. Woodpeckers have put holes in the wood siding. Phil, our service tech, installed metal strips to deter woodpeckers one year ago. The wood siding is wearing well, in general. The owner wants SREA to replace the wood siding with vinyl siding.

Brunner obtained three bids - two for replacing with vinyl (\$27,000-\$31,000) and one for repairing the wood siding (\$2,000). Discussion followed. The SREA will replace vinyl siding when there are golf ball holes, so why would we replace all of the siding to repair the holes caused by woodpeckers. The owner was concerned that the repairs would not match the current wood siding. It was stated that replacement vinyl doesn't always match due to age and sun fading.

The board approved doing the repairs to the south side of the building, and the owner would be required to restrain the wood siding. Brunner will contact Schommer Contracting to obtain a revised bid for just repairing the holes. Brunner will email board members as to which repair bid we will approve. If possible, the repair project can be completed in this budget year.

Basement Screen Porch:

The owner stated the wooden porch siding and screening is rotting and needs to be replaced (the porch was an add-on from the original build of the condo). The SREA does not take care of porches and decks, so it will be the owner's responsibility for repairs. Amendments to the Bylaws over the years state that "screened in areas" are not the association's responsibility. The owner will obtain bids to repair the screen porch.

Concrete Apron:

The expansion gap between the walkway and unit is expanding again. The mudjacking was successfully completed and Phil repaired the chipped concrete slab in front of the left side of the garage door in 2022. Brunner will have Phil repair it again with possibly a newer product.

C. Roads & Driveways (vacant):

No report.

D. Utilities (reported by Gruss):

1. Demand Pumps:
We are still running on the two demand pumps. I sent Lukasz Lyzwa of General Engineering a text to see if he heard anything from B&M, but I haven't heard back from him.
2. Lift Station 2:
The pump in Lift Station 2 is still not sending info to the communication center in the main pump house or it is not working. I sent Lukasz a text about this also and have not heard back from him.
3. U412 Curb Stop:
I reached out to a couple of plumbers about the curb stop for U412 but have not heard back from them. I'll reach out again.

E. Secretary (reported by Vogts):

1. One (1) Welcome Packet was emailed to a new owner in July.
2. Directors who observe rule violations will notify the owner by the SREA email immediately. Vogts emailed two rule violations to owners in July for either trash containers or parking on grass. All have been resolved.
3. Since the last meeting, we received two messages on the SREA phone voicemail; Vogts responded to messages or forwarded to the appropriate director. We received four missed calls that left no message.
5. Vogts is continuing to go through all paperwork in the storage room regarding each condo unit and each building. Directors should give her all paperwork regarding condos and buildings so they can be properly filed away.

F. Treasurer (reported by Joswiak):

1. Review and Approve SREA July Financials:
Motion made by Vogts to approve the July financial reports; seconded by Gruss; all approved. We will end up being under budget at the end of the fiscal year.
2. Fiscal Year Budget for 10/1/2026 - 9/30/2027:
Motion made by Turner to approve the Fiscal Year Budget for 2026-2027; seconded by Brunner; all approved. We will carry about \$10,000 over into the next fiscal year.

The board approved adding the Part A Law & Ordinance coverage to the SREA insurance policy with State Farm Insurance.

ACTUAL INCOME & EXPENSE BY QUARTER

YEAR TO DATE 10/01/2025 - 07/31/2026

REVENUE						
Sum of DEPOSIT	Column Labels	1	2	3	4	Grand Total
Row Labels						
1010	\$ 130,475.00	\$ 130,476.00	\$ 132,010.00	\$ 42,980.00	\$ 435,941.00	
1020	\$ 742.11				\$ 742.11	
1030			\$ 192.87		\$ 192.87	
1034	\$ 42.78	\$ 288.02		\$ 407.20	\$ 738.00	
1040						
1050		\$ -			\$ -	
1060				\$ 3,680.00	\$ 3,680.00	
1070	\$ 1,795.28	\$ 921.00	\$ 614.00	\$ 307.00	\$ 3,637.28	
Grand Total	\$ 133,055.17	\$ 131,685.02	\$ 132,816.87	\$ 47,374.20	\$ 444,931.26	

Other Income						
Sum of DEPOSIT	Column Labels	1	2	3	4	Grand Total
Row Labels						
1100	\$ 9,299.00	\$ 9,299.00	\$ 9,299.00		\$ 27,897.00	
5010						
Grand Total	\$ 9,299.00	\$ 9,299.00	\$ 9,299.00		\$ 27,897.00	

Budget 2025 - 2026

% of Budget

Maintenance Dues (142 units @ \$307/month)	\$525,891	83%
Insurance Premiums Due	\$37,196	2%
Shared Utilities - Qtrly	\$400	48%
Shared Electric Revenue Court 100	\$840	88%
Interest Income	\$0	
Sewer Hookup Fees	\$0	
Cart Path Donations	\$0	
Miscellaneous Income	\$1,500	
	\$565,827	79%

Transfer from CD/Money Market
Sewer Hookup Fees

\$0

ROUTINE EXPENSE						
Sum of PAYMENT	Column Labels					
Row Labels	1	2	3	4	Grand Total	
2100						
2101	\$ 11,106.63	\$ 11,106.63	\$ 11,106.63	\$ 3,702.21	\$	37,022.10
2102	\$ 28,847.28	\$ 28,847.28	\$ 28,847.28	\$ 9,615.76	\$	96,157.60
2103	\$ 9,299.00	\$ 9,299.00	\$ 9,318.10		\$	27,916.10
2104	\$ 2,638.09	\$ 4,098.24	\$ 13,387.71	\$ 8,007.91	\$	28,131.95
2105	\$ 4,667.00	\$ 8,440.00	\$ 25,320.00	\$ 8,440.00	\$	46,867.00
2106	\$ 120.00		\$ 884.78		\$	1,004.78
2107	\$ 17,092.50	\$ 26,692.50			\$	43,785.00
2108	\$ 7,459.26	\$ 7,606.94	\$ 7,808.80	\$ 2,624.27	\$	25,499.27
2109	\$ 1,962.30	\$ 1,980.93	\$ 1,969.69	\$ 658.91	\$	6,571.83
2110	\$ 3,356.39	\$ 668.69	\$ 2,675.16	\$ 1,003.13	\$	7,703.37
2120						
2130		\$ 485.00			\$	485.00
2140	\$ 330.08				\$	330.08
2150	\$ 925.00	\$ 50.00			\$	975.00
2160						
2170	\$ 161.70	\$ 197.99	\$ 209.17	\$ 75.78	\$	644.64
2180	\$ 6,359.75	\$ 246.00	\$ 491.00	\$ 132.65	\$	7,229.40
2185						
2190						
Grand Total	\$ 94,324.98	\$ 99,719.20	\$ 102,018.32	\$ 34,260.62	\$	330,323.12

RESERVE EXPENSE						
Sum of PAYMENT	Column Labels					
Row Labels	1	2	3	4	Grand Total	
3010						
3020			\$ 131,130.00		\$	131,130.00
3030	\$ 700.00				\$	700.00
3040						
3050						
3060						
3065						
3070						
3080	\$ 6,997.50				\$	6,997.50
3085						
3090						
Grand Total	\$ 7,697.50	\$ 131,130.00	\$ 138,827.50			

Beg Balance	\$ 64,778.27	\$ 105,109.96	\$ 146,374.78	\$ 55,342.33	\$	64,778.27
Income	\$ 133,055.17	\$ 131,685.02	\$ 132,816.87	\$ 47,374.20	\$	444,931.26
Transfers/Sewer	\$ 9,299.00	\$ 9,299.00	\$ 9,299.00	\$ -	\$	27,897.00
Total Income	\$ 142,354.17	\$ 140,984.02	\$ 142,115.87	\$ 47,374.20	\$	472,828.26
Routine Expense	\$ 94,324.98	\$ 99,719.20	\$ 102,018.32	\$ 34,260.62	\$	330,323.12
Reserve Expense	\$ 7,697.50	\$ -	\$ 131,130.00	\$ -	\$	138,827.50
Total Expense	\$ 102,022.48	\$ 99,719.20	\$ 233,148.32	\$ 34,260.62	\$	469,150.62
End Balance	\$ 105,109.96	\$ 146,374.78	\$ 55,342.33	\$ 68,455.91	\$	68,455.91

Portage Utilities Sewer	\$0	0%
Water Expense	\$44,661	83%
Sewer Expense	\$115,389	83%
Insurance Premium Payments	\$37,196	75%
Lawn & Yard Maintenance	\$43,927	64%
Mowing	\$63,747	74%
Tree Replacement	\$2,000	50%
Snow Removal	\$34,500	127%
Garbage & Recycling Pickup	\$30,827	83%
Street Light Expense - Electric	\$7,980	82%
Bldg Repair & Maintenance	\$25,215	31%
Condo Power Washing	\$0	0
Legal Expense	\$6,000	8%
Office/Printing/Telephone	\$1,080	31%
Bookkeeping Services/Audit	\$1,000	0%
Computer & Internet	\$150	0%
SRE Only Court 100 Street Lights	\$840	77%
Misc. Fees, Taxes, Etc	\$7,250	100%
Non Fee Based or Budget Carryover	\$32,000	0%
Cart Path	\$0	0%
	\$453,762	73%

Emergency Repairs/Maintenance	\$10,000	0%
Roof Replacement	\$134,065	98%
Road/Driveways	\$0	#DIV/0!
Painting	\$0	#DIV/0!
Siding Replacement	\$0	#DIV/0!
Replacement Water - All Assoc.	\$0	#DIV/0!
Replacement Sewer - All Assoc.	\$0	#DIV/0!
Unallocated Funds	\$0	#DIV/0!
Retaining Walls & Netting		#DIV/0!
Non Fee Based or Budget Carryover	\$12,000	0%
Interest Savings on Reserve	\$0	0
	\$156,065	89%

Income	\$565,827	84%
Expense	\$609,827	77%

V. OLD BUSINESS

A. Frontier Fiber Optic Lawn Repair:

J+L Restoration Company completed ground repair and reseeding from the Frontier project. They suggest watering the reseeded areas twice a day. An email was sent out to all owners asking for them to water the reseeding areas, if possible.

B. Any Other Old Business Items:

None.

VI. NEW BUSINESS

A. Annual Meeting Mailing:

Vogts emailed drafts of the Annual Meeting to board members to review and make changes. Joswiak will send Vogts the budget to actual and next year's budget this week for the mailing. Vogts to hand deliver or mail to owners by August 25.

B. Scooters & Bikes:

There are youngsters racing around Saddle Ridge on electric/motorized scooters. Schumann put an article in the recent *Deer Tales* that speed limits must be adhered to no matter what motorized vehicle a person is driving. It seems that they are slowing down.

C. Any Other New Business Items:

None.

VII. ADJOURNMENT

Motion to adjourn by Joswiak; seconded by Gruss; all approved. The meeting adjourned at 6:55 pm.

The next SREA board meeting is on Monday, September 14, 2026, at 5:00 pm, at Bethlehem Lutheran Church fellowship hall.

The Annual Meeting is on Tuesday, September 15, 2026, at 6:00 pm, at Bethlehem Lutheran Church fellowship hall.

Submitted by:

Vicki Vogts

SREA Secretary

Approved: September 14, 2026