Saddle Ridge Estates Association, LTD.

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BOARD OF DIRECTORS MEETING
July 13, 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: Mari Guckenberger (U502), Bill & Sarah Mautz (U638); Sean Malone (State Farm)

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 July 7, 2026.

III. REVIEW MINUTES AND APPROVAL OF LAST MEETING MINUTES:
Motion made by Brunner to approve the June 8 minutes and seconded by Joswiak; approved by all.

IV. DIRECTOR UPDATES:

A. Grounds (reported by Turner):

1. Service Requests:
3 project requests since last meeting.

2. TruGreen:
They sent two invoices for fertilizer applications now that they have our correct email address.

3. Landscape Project Unit 6016:
The owner is in contact with Gilbertson Landscaping Company to have retaining walls replaced; project should be complete in the next week or so.

4. Parking Pad:
Turner talked to U207 owner about his request to add a 3’ x 22’ concrete extension to his driveway. The board approved the parking pad. The owner will let us know if he does the work or hires a contractor to do the work.

5. Schumann was given the name of a woman who will do shrub trimming, weeding, painting, etc., for $20 per hour. If an owner cannot do this type of work, they may hire her.

B. **Buildings** (reported by Brunner):

1. Service Requests:
   4 requests received and completed in June. She received another one on July 1 and it will be completed promptly.

2. Chimney Caps & Covers:
   Phil has been reviewing and servicing chimney caps and covers (rust removal and sealing paint application) as needed to extend the life of the equipment.

C. **Roads & Driveways** (vacant):

Unit 502 has standing water on and around the storm drain on the edge of her driveway. It can take an hour for the water to run down into the drain. Brad Walker installed the drain a few years ago. In doing research, Brunner suggested dumping a bag of road salt into the hole to dissipate the sand in the bottom of the drain. Brunner will have Phil take a look at it.

D. **Utilities** (reported by Gruss):

1. **Duty Pump & Lift Station 2:**
   We're still having issues with the duty pump. Lukasz has replaced the coupler but it still keeps loosing up and sliding out of position.

   Lift Station 2 is having issues. It keeps having a power communication failure. Gruss called Lukasz and he stated that B&M will be coming out next week Tuesday or Wednesday to look at what needs to be done to update the duty pump and motor. B&M will also check out the lift station.

2. An owner informed us that TRK hit one of the curb stops between Units 410 and 412. Gruss stopped to check out the curb stop and took photos of it. The curb box feels loose like it is not connected to the curb stop valve anymore. Gruss will have a plumber dig it up and have the curb box attached or replaced.

E. **Secretary** (reported by Vogts)**:**

1. One (1) Welcome Packet was emailed to a new owner in June. Vogts emailed the webmaster the revised Welcome Packet and Rules & Regulations to post on the website.

2. Directors who observe rule violations will notify the owner by the SREA email immediately. Vogts emailed seven rule violations to owners in July for either trash containers or parking on grass. All have been resolved except one. An email with photos will be sent to that owner regarding the trash cans are still sitting between the building and garage.

3. Since the last meeting, we received four messages were left on the SREA phone voicemail; Vogts responded to messages or forwarded to the appropriate director. We received 14 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 June Financials:
   Motion made by Brunner to approve the June financial reports; seconded by Turner; all approved.

2. Review and Approve Sewer & Water April-June Financials:
   Motion made by Brunner to approve the April-June financial reports; seconded by Turner; all approved.

3. Review Draft of 2026-2027 SREA Budget:
SREA maintenance dues will increase to $333 per month effective October 1, 2026. The breakdown is:
- $26.00 per month per unit
- $23.61 for sewer increase
- $0.65 for water increase
- $1.74 for SREA increase which is less than the 2.5% plan but we are achieving savings in a few other places to make up the difference.

We are getting about $9,300 savings next year due to the old TRK contract expiring and the new contract went into effect on November 1, 2025.

The tree cutting budget will decrease by $1,500.

Building maintenance will also be decreased by $3,600.

4. Review Draft of 2026-2027 Sewer & Water Budget:
Water and Sewer expenses are going up by $24.26 ($23.61 sewer increase + $0.65 water increase).

ACTUAL INCOME & EXPENSE BY QUARTER **YEAR TO DATE 10/01/2025 - 06/30/2026**

REVENUE

Sum of DEPOSIT	Column Labels						Budget 2025 - 2026	% of Budget
Row Labels	**1**	**2**	**3**	**4**	**Grand Total**			
1010	$ 130,475.00	$ 130,476.00	$ 132,010.00		$ 392,961.00	Maintenance Dues (142 units @ $307/month)	$525,891	75%
1020	$ 742.11				$ 742.11	Insurance Premiums Due	$37,196	2%
1030			$ 192.87		$ 192.87	Shared Utilities - Qtrly	$400	48%
1034	$ 42.78	$ 288.02			$ 330.80	Shared Electric Revenue Court 100	$840	39%
1040						Interest Income	$0	
1050		$ -			$ -	Sewer Hookup Fees	$0	
1060						Cart Path Donations	$0	
1070	$ 1,795.28	$ 921.00	$ 614.00		$ 3,330.28	Miscellaneous Income	$1,500	
Grand Total	**$ 133,055.17**	**$ 131,685.02**	**$ 132,816.87**		**$ 397,557.06**		**$565,827**	**70%**

Other Income

Sum of DEPOSIT	Column Labels						
Row Labels	**1**	**2**	**3**	**4**	**Grand Total**		
1100	$ 9,299.00	$ 9,299.00	$ 9,299.00		$ 27,897.00	Transfer from CD/Money Market	
5010						Sewer Hookup Fees	
Grand Total	**$ 9,299.00**	**$ 9,299.00**	**$ 9,299.00**		**$ 27,897.00**		**$0**

ROUTINE EXPENSE

Sum of PAYMENT	Column Labels							
Row Labels	**1**	**2**	**3**	**4**	**Grand Total**			
2100						Portage Utilities Sewer	$0	0%
2101	$ 11,106.63	$ 11,106.63	$ 11,106.63		$ 33,319.89	Water Expense	$44,661	75%
2102	$ 28,847.28	$ 28,847.28	$ 28,847.28		$ 86,541.84	Sewer Expense	$115,389	75%
2103	$ 9,299.00	$ 9,299.00	$ 9,318.10		$ 27,916.10	Insurance Premium Payments	$37,196	75%
2104	$ 2,638.09	$ 4,098.24	$ 13,387.71		$ 20,124.04	Lawn & Yard Maintenance	$43,927	46%
2105	$ 4,667.00	$ 8,440.00	$ 25,320.00		$ 38,427.00	Mowing	$63,747	60%
2106	$ 120.00		$ 884.78		$ 1,004.78	Tree Replacement	$2,000	50%
2107	$ 17,092.50	$ 26,692.50			$ 43,785.00	Snow Removal	$34,500	127%
2108	$ 7,459.26	$ 7,606.94	$ 7,808.80		$ 22,875.00	Garbage & Recycling Pickup	$30,827	74%
2109	$ 1,962.30	$ 1,980.93	$ 1,969.69		$ 5,912.92	Street Light Expense - Electric	$7,980	74%
2110	$ 3,356.39	$ 668.69	$ 2,675.16		$ 6,700.24	Bldg Repair & Maintenance	$25,215	27%
2120						Condo Power Washing	$0	0
2130		$ 485.00			$ 485.00	Legal Expense	$6,000	8%
2140	$ 330.08				$ 330.08	Office/Printing/Telephone	$1,080	31%
2150	$ 925.00	$ 50.00			$ 975.00	Bookkeeping Services/Audit	$1,000	0%
2160						Computer & Internet	$150	0%
2170	$ 161.70	$ 197.99	$ 209.17		$ 568.86	SRE Only Court 100 Street Lights	$840	68%
2180	$ 6,359.75	$ 246.00	$ 491.00		$ 7,096.75	Misc. Fees, Taxes, Etc	$7,250	98%
2185						Non Fee Based or Budget Carryover	$32,000	0%
2190						Cart Path	$0	0%
Grand Total	**$ 94,324.98**	**$ 99,719.20**	**$ 102,018.32**		**$ 296,062.50**		**$453,762**	**65%**

	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**		**$ 64,778.27**
Income	**$ 133,055.17**	**$ 131,685.02**	**$ 132,816.87**	**$ -**	**$ 397,557.06**
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**	**$ -**	**$ 425,454.06**
Routine Expense	**$ 94,324.98**	**$ 99,719.20**	**$ 102,018.32**	**$ -**	**$ 296,062.50**
Reserve Expense	**$ 7,697.50**	**$ -**	**$ 131,130.00**	**$ -**	**$ 138,827.50**
Total Expense	**$ 102,022.48**	**$ 99,719.20**	**$ 233,148.32**	**$ -**	**$ 434,890.00**
End Balance	**$ 105,109.96**	**$ 146,374.78**	**$ 55,342.33**	**$ -**	**$ 55,342.33**

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**	**75%**
Expense	**$609,827**	**71%**

V. OLD BUSINESS

A. Insurance Policy Renewal:

Sean Malone from State Farm attended our meeting to answer questions regarding deductibles, maximum responsibility of an event, what is covered and not covered by the association, etc.

Part A of Law & Ordinance covers the Association: Local building rules sometimes state that if a building is heavily damaged (like by a fire or severe storm), you cannot just repair the broken parts. If a major portion of the building is intact, but the city requires a complete tear-down to meet modern zoning codes, standard insurance stops paying. Part A covers the financial loss of the perfectly good parts of the home that were destroyed by government rule, rather than the insured event.

Clarification of the change that is now in effect regarding the Association's deductibles. If the damage is caused by Wind or Hail, the deductible is 2% of the lost value, not the one time occurrence deductible of $20,000. That would increase our exposure significantly. This is a change that the industry is just implementing without any control from insureds.

Loss Assessment Coverage: Prevents a condo owner from paying out of pocket if their condo association issues a special assessment for expenses related to an insurance claim outside the walls of their unit. For example, the Association experiences a large storm damaging many of the buildings and our deductible exceeds the available funds, each unit owner might be assessed to pay the deductible. This individual condo owner coverage would kick in to cover the assessment. It is strongly recommended that individuals add to their HO6 condo policy to add Loss Assessment Coverage to at least a limit of $10,000.

B. Frontier Fiber Optic Lawn Repair:

Turner does not have an end date for the ground repair from Frontier. There have been a couple green towers removed from some units.

C. Any Other Old Business Items:

None.

VI. NEW BUSINESS

A. Tree Committee:

William & Sarah Mautz and Mari Guckenberger are resigning from the Tree Committee effective December 31. The board accepted their resignation with regret and thanked them for their years of service to our association. Sarah believes that they have planted over 150 trees in the past 12 years. Mari has water bags in her garage that anyone can use to help water new trees. The committee received $2,000 each year to purchase and maintain new trees in our association; there is $995 left in the budget this year.

Marv Jensen had a “tea cup” fund from donations the committee received during the year. That money was sometimes used to purchase annual flowers for the garden near Court 300. Mari will continue to maintain that garden as long as she is able.

Mari is also part of the committee that takes care of the flowers at the entrance hut. She said the grass is not being mowed from the main entrance sign north to the highway. It was determined that the SREA owns the west side of the driveway and the Golf Course owns the east side of the driveway. Turner will contact TRK to mow along the main driveway.

B. Any Other New Business Items:

None.

VII. ADJOURNMENT

Motion to adjourn by Joswiak; all approved. The meeting adjourned at 7:20 pm. The next SREA board meeting is on Monday, August 10, 2026, at Bethlehem Lutheran Church fellowship hall.

Submitted by:

Vicki Vogts

SREA Secretary

Approved: August 10, 2026