

Saddle Ridge Estates Association, LTD.

599 Saddle Ridge
Portage, WI 53901

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BOARD OF DIRECTORS MEETING

May 11, 2026

Bethlehem Lutheran Church
W8267 Hwy 33, Portage, WI 53901

MINUTES

Directors Present: Calvin Gruss, Tom Joswiak, Winnie Schumann, Karl Turner, Vicki Vogts
Directors Absent: Peggy Brunner
Visitor Present: Leslie Gruss (U507)

I. CALL TO ORDER - CERTIFY QUORUM:

Schumann called the meeting to order at 5:01 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 May 6, 2026.

III. REVIEW MINUTES AND APPROVAL OF LAST MEETING MINUTES:

Motion made by Joswiak to approve the April minutes and seconded by Turner; approved by all.

IV. DIRECTOR UPDATES:

A. Grounds (reported by Turner):

1. Work Requests:

5 work orders since our last meeting.

U104 owner requested a partition for the deck dividing the space between 103 and 104 - fences are the owner's responsibility. She also requested a temporary or removable box for the utilities (gas meters/line) and electrical outlets to hide them a little. Turner will verify what she wants hidden then check with the utility company to see if it's even legal to do. It was agreed that the "covers" will be the owner's responsibility if allowed by utilities.

2. Critter Trapping:

We have trapped 3 ground hogs and 1 racoon in a live trap near U317. We will pay the trapper \$20 per animal caught and released many miles away.

3. Retaining Wall:

U6016's retaining wall replacement is scheduled for the end of May.

4. Court 300 Trees:
Turner contacted Hoffman to remove 4 trees behind U312. Waiting to hear back from him for a timeline.
5. TRK Lawn Mowing:
Our new contract with TRK for mowing and snowplowing is paid on a per event basis. It was agreed that we will notify TRK when and if we will mow our lawns - not them. Since rain is not in the forecast this week and the grass is drying out, Turner will contact them to skip mowing this week.

B. Buildings (reported by Brunner):

1. Work Request:
5 Service requests reviewed - 3 completed and 2 still outstanding. Scheduled for completion as soon as possible.
2. Roofing Projects:
Roofs on 3 quads and 1 duplex completed the week of April 22-28. Gardner Company completed with quality materials and exceptional craftsmanship - unit owners concurred. All work was completed within proposed budget parameters.

C. Roads (vacant):

No report.

D. Utilities (reported by Gruss):

1. Duty Pump:
Lukasz Lyzwa is still looking into options for the duty pump repair. The Utilities Committee met on April 23, and decided to look into an option of upgrading the whole duty pump motor and stand for future heavier use when all of the new houses are built.
2. The emergency backup generator engine had its annual PM performed on May 5 - everything was good.
3. Weekly readings are looking good for the busy season.
4. Gruss will be looking at a possible leak under the road near U840.

FOLLOW UP NOTE AFTER MEETING:

Lukasz from GEC will reach out to a contractor about the leak in front of Unit 840 in SRA. LMS will be on site tomorrow (May 12) to look at the leak.

E. Secretary (reported by Vogts):

1. No Welcome Packet was emailed to a new owner in April.
2. Since the last meeting, six (6) messages were left on the SREA phone voicemail; Vicki responded to messages or forwarded to the appropriate director. We received 15 missed calls that left no message.
3. 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 approval of last month's financial reports:
Motion made by Gruss to approve the April financial reports; seconded by Schumann; all approved.

2. Golf Cart Path Line Item:

We have \$418 left undetermined if that will go to Saddle Ridge Corporation/Gardner. He made the statement of not accepting any donations from anyone at this point. Gardner wanted to be in full control of the bridge and didn't want to accept money from other parties at this point. That could possibly change down the road.

ACTUAL INCOME & EXPENSE BY QUARTER YEAR TO DATE 10/01/2025 - 04/30/2026

REVENUE					
Sum of DEPOSIT	Column Labels	1	2	3	4 Grand Total
Row Labels					
1010	\$	130,475.00	\$ 130,476.00	\$ 43,594.00	\$ 304,545.00
1020	\$	742.11			\$ 742.11
1030			\$	192.87	\$ 192.87
1034	\$	42.78	\$ 288.02		\$ 330.80
1040					
1050		\$	-		\$ -
1060					
1070	\$	1,795.28	\$ 921.00	\$ 307.00	\$ 3,023.28
Grand Total	\$	133,055.17	\$ 131,685.02	\$ 44,093.87	\$ 308,834.06

Other Income					
Sum of DEPOSIT	Column Labels	1	2	3	4 Grand Total
Row Labels					
1100	\$	9,299.00	\$ 9,299.00		\$ 18,598.00
5010					
Grand Total	\$	9,299.00	\$ 9,299.00		\$ 18,598.00

ROUTINE EXPENSE					
Sum of PAYMENT	Column Labels	1	2	3	4 Grand Total
Row Labels					
2100					
2101	\$	11,106.63	\$ 11,106.63	\$ 3,702.21	\$ 25,915.47
2102	\$	28,847.28	\$ 28,847.28	\$ 9,615.76	\$ 67,310.32
2103	\$	9,299.00	\$ 9,299.00	\$ 11.10	\$ 18,609.10
2104	\$	2,638.09	\$ 4,098.24	\$ 2,743.45	\$ 9,479.78
2105	\$	4,667.00	\$ 8,440.00	\$ 8,440.00	\$ 21,547.00
2106	\$	120.00			\$ 120.00
2107	\$	17,092.50	\$ 26,692.50		\$ 43,785.00
2108	\$	7,459.26	\$ 7,606.94	\$ 2,560.26	\$ 17,626.46
2109	\$	1,962.30	\$ 1,980.93	\$ 659.25	\$ 4,602.48
2110	\$	3,356.39	\$ 668.69	\$ 1,195.40	\$ 5,220.48
2120					
2130			\$ 485.00		\$ 485.00
2140	\$	330.08			\$ 330.08
2150	\$	925.00	\$ 50.00		\$ 975.00
2160					
2170	\$	161.70	\$ 197.99	\$ 74.71	\$ 434.40
2180	\$	6,359.75	\$ 246.00	\$ 145.00	\$ 6,750.75
2185					
2190					
Grand Total	\$	94,324.98	\$ 99,719.20	\$ 29,147.14	\$ 223,191.32

Budget 2025 - 2026		% of Budget
Maintenance Dues (142 units @ \$307/month)	\$525,891	58%
Insurance Premiums Due	\$37,196	2%
Shared Utilities - Qtrly	\$400	48%
Shared Electric Revenue Court 100	\$840	39%
Interest Income	\$0	
Sewer Hookup Fees	\$0	
Cart Path Donations	\$0	
Miscellaneous Income	\$1,500	
	\$565,827	55%

Transfer from CD/Money Market		
Sewer Hookup Fees	\$0	

Portage Utilities Sewer	\$0	0%
Water Expense	\$44,661	58%
Sewer Expense	\$115,389	58%
Insurance Premium Payments	\$37,196	50%
Lawn & Yard Maintenance	\$43,927	22%
Mowing	\$63,747	34%
Tree Replacement	\$2,000	6%
Snow Removal	\$34,500	127%
Garbage & Recycling Pickup	\$30,827	57%
Street Light Expense - Electric	\$7,980	58%
Bldg Repair & Maintenance	\$25,215	21%
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	52%
Misc. Fees, Taxes, Etc	\$7,250	93%
Non Fee Based or Budget Carryover	\$32,000	0%
Cart Path	\$0	0%
	\$453,762	49%

RESERVE EXPENSE					
Sum of PAYMENT	Column Labels				
Row Labels	1	2	3	4	Grand Total
3010					
3020					
3030	\$ 700.00				\$ 700.00
3040					
3050					
3060					
3065					
3070					
3080	\$ 6,997.50				\$ 6,997.50
3085					
3090					
Grand Total	\$ 7,697.50				\$ 7,697.50
Beg Balance	\$ 64,778.27	\$ 105,109.96	\$ 146,374.78	\$ 161,321.51	\$ 64,778.27
Income	\$ 133,055.17	\$ 131,685.02	\$ 44,093.87	\$ -	\$ 308,834.06
Transfers/Sewer	\$ 9,299.00	\$ 9,299.00	\$ -	\$ -	\$ 18,598.00
Total Income	\$ 142,354.17	\$ 140,984.02	\$ 44,093.87	\$ -	\$ 327,432.06
Routine Expense	\$ 94,324.98	\$ 99,719.20	\$ 29,147.14	\$ -	\$ 223,191.32
Reserve Expense	\$ 7,697.50	\$ -	\$ -	\$ -	\$ 7,697.50
Total Expense	\$ 102,022.48	\$ 99,719.20	\$ 29,147.14	\$ -	\$ 230,888.82
End Balance	\$ 105,109.96	\$ 146,374.78	\$ 161,321.51	\$ 161,321.51	\$ 161,321.51

Emergency Repairs/Maintenance	\$10,000	0%
Roof Replacement	\$134,065	0%
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	5%

Income	\$565,827	58%
Expense	\$609,827	38%

V. OLD BUSINESS

A. Violations of Rules & Regulations:

An email will be sent to all owners regarding the following Rules & Regulations that are not being followed by residents:

- Trash containers not being stored in the owner's garage. If the container is too large, the owner can contact Columbia County Solid Waste to request a different size.

FOLLOW UP NOTE AFTER MEETING:

Joswiak called Columbia County Solid Waste. If residents want to exchange their garbage and/or recycling container to a different size, they should call CCSW directly to arrange a swap. They do need to have both garbage and recycling containers otherwise we can have issues with the Wisconsin DNR. CCSW's phone number is (608) 742-6651 during regular business hours.

- Trailers, campers, boats, etc., are only allowed to be parked in driveways and courts for no more than three days.

A rule will be revised that residents may put out their trash and recycling containers out to the curb the night before and then must bring them in the night it's picked up.

After June 1, warning letters will be mailed to violators. If not adhered to in a timely manner, a fine of \$50 will be imposed on the owner.

B. Frontier Fiber Optic Lawn Repair:

The contractor has buried all of the cable and laid top soil, grass seed, and straw. Turner said there are a few areas that still need to be taken care of. In the lot in Court 3, there are a few large rocks left behind.

C. Any Other Old Business Items:

None.

VI. NEW BUSINESS

- A. Any Other New Business Items:**
None.

VII. ADJOURNMENT

Motion to adjourn by Joswiak; seconded by Turner; all approved. The meeting adjourned at 6:00 pm. The next SREA board meeting is on Monday, June 8, 2026, at Bethlehem Lutheran Church fellowship hall.

Submitted by:

Vicki Vogts

SREA Secretary

Approved: June 8, 2026