

**SADDLE RIDGE ASSOCIATION, LTD**

P.O. Box 313, Portage, WI 53901

**MINUTES – July 15, 2019**

**CALL TO ORDER:** The meeting was called to order at 6:30 p.m. by President Dennis Allen.

**ROLL CALL:** Present: Dennis Allen, Larry Schlosser, Kristie Nielson Corning, Joy Smith

**ABSENT:** Fred Whitrock

**WELCOME AND INTRODUCTION OF GUEST/S:**

Mary Soderlund, Unit 920; Collin Greig, Unit 1066

**MONTHLY REPORTS:**

- **Secretary's Report:** (as presented by Kristie Nielson Corning) Copies of the June 17, 2019 minutes were provided in hard copy format, reviewed with some discussion. No additional comments or suggested edits were made on content. Minutes were accepted by unanimous consent.
- **Treasurer's Report:** (as reported by Joy Smith) Copies of the June 2019 Treasurer's Report were provided in hard copy format, reviewed with no additional comments or suggested edits. Treasurer's Report was accepted by unanimous consent.

**GUEST CONCERNS/BUSINESS FROM THE FLOOR (open forum):**

- Home inspections (AmeriSpec) were completed on two units (selling/buying) that noted concerns/repairs that should be addressed. Detailed reports were submitted to the SRA Board for review to determine responsibility and future action. It is noted that SRA will report on the status of repairs that fall under their purview.
- There have been concerns regarding the size and placement of the new recycle containers provided by Waste Management. SRA has learned that there is only one size available. There is concern about the ability to store containers in garages and not kept outside. SRA will discuss and consider possible options and provide an update in August.
- No additional information was available on the status of repairing/replacing retaining wall at Unit 920. Status will be shared as information becomes available.

**OLD BUSINESS:**

- **SIDING REPAIR/ROOFING UPDATES – 2019 PROJECT TIMEFRAME:** Projects expected to be completed by October 1 are 800-803, 826-829, 838-841, 949-950 and 943-44 (chimney repair).
- **TREE AND BRUSH REMOVAL UPDATE – SHORELINE CLEANUP:** This is work in progress with further updates to be provided at a future meeting. President Dennis Allen approved additional brush cleanup to be completed by Madsaw Tree Service.
- **WATER LEAK UPDATE:** The recently found water leak has been fixed. It is anticipated that the blacktop will be repaired within several weeks to a month.
- **RETAINING WALL OPTIONS/DISCUSSION/DECISION:** No update.

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**NEW BUSINESS**

- **WORK ORDER UPDATES/NEW CONTRACTOR:** Schuyler Romberg has been hired as the new part-time contractor. Progress is being made on completing items on the checklist. Thank you, Schuyler!
- **ROAD COMMITTEE UPDATE/ DAVIS CONSTRUCTION ESTIMATES/ACTION:** Seven proposals have been brought forward for consideration to be completed by Davis Construction:
  - 1) Repair of front entrance and alligator spots. The total cost of \$10,425 will be split between all four associations (SRA approximately \$4,000, SREA \$4,450, SLV \$375 and Forest \$1,650);
  - 2) Seal coating not completed in 2017 at Units 820-823 with an estimated cost of \$1,250;
  - 3) Seal coating at Unit 892 with an estimated cost of \$295;
  - 4) Seal coating at Units 1059-1062 with an estimated cost of \$1,265;
  - 5) Regrading/replacement of driveway (to address water problems) for Units 828-831 with an estimated cost of \$10,370;
  - 6) Regrading and replacement of driveway/road (to address water problems) for Units 1053-1055 with an estimated cost of \$9,550. An addition of a Trench Drain System may be needed between 1054-1055 with an estimated additional cost of \$3,500 and
  - 7) Total road replacement on Woodland Trail, Units 780-795 at an estimated cost of \$20,080.

A motion was made to accept/approve these proposals in full, with the understanding that there will be some review and/or prioritization if needed. Motion was approved by unanimous consent.

- **NEW RECYCLING BIN STORAGE CONCERNS/DISCUSSION:** Unit owners/renters have brought concerns to SRA regarding the appearance of recycle bins being stored outside of an enclosed area. The Board understands the concern and will discuss potential options and/or solutions with updates provided at the August meeting.
- **TREE TRIMMING NEEDS:** Nothing to report.
- **SRA INSURANCE:** As recommended by Jim Miller (State Farm Insurance Agent), SRA has increased their employee theft insurance to \$100,000 at a cost of an additional \$153 per year. This action was approved by unanimous consent.

**ADDITIONAL SRA BUSINESS:**

**ELECTIONS/REELECTIONS:** One Board Member position is up for renewal October 1, 2019. Letters providing additional information will be sent soon.

**SIGNAGE:** Bill Harper (Columbia County Highway Department Supervisor, 608-697-4330) presented concerns regarding yield/stop signs at the SRA entrance. It was noted that the east entrance has a three-way stop. A proposal was made to move the current yield sign to a different location and mirror the placement of stop signs currently installed at the east entrance. The SRA Board understands the concern of potential accidents and liability and, after further discussion, a vote was called. Upon unanimous consent, the SRA Board recommends that the current yield sign be replaced with a stop sign. It is also recommended that "CAUTION" be added to the existing golf cart graphic sign and that it be relocated. The SRA Board agrees that only ONE stop sign be installed creating a two-way stop.

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**ADJOURN:** Meeting was adjourned by unanimous consent at 9:00 p.m.

**NEXT MEETING:** August 19, 2019 at 6:30 p.m.

**ANNUAL MEETING:** Thursday, September 19, 2019 at 6:30 p.m.

**FUTURE 2019/20 SRA MEETINGS** (Third Monday of the month at 6:30 p.m.):

October 21, 2019

November 18, 2019

NO December Meeting

January 20, 2020

February 17, 2020

March 16, 2020

April 20, 2020

May 18, 2020

June 15, 2020

Respectfully submitted

Kristie Nielson Corning, Secretary

Saddle Ridge Association, Ltd.