

**SADDLE RIDGE ASSOCIATION, LTD**

P.O. Box 313, Portage, WI 53901

**MINUTES – August 19, 2019**

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

**ROLL CALL:** Present: Dennis Allen, president; Larry Schlosser, vice president; Kristie Nielson Corning, secretary; Joy Smith, treasurer

**ABSENT:** Fred Whitrock, member-at-large

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

Mark (Kim) Waitkus, Unit 1066; Bill and Phyllis Henley, Unit 1148

**MONTHLY REPORTS:**

- **Secretary’s Report:** (as presented by Kristie Nielson Corning) Copies of the July 15, 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 July 2019 Treasurer’s Report (SRA Operating/Marina and Reserve Accounts) were provided in hard copy format, reviewed with no additional comments or suggested edits. Treasurer’s Report was accepted by unanimous consent. The proposed 2019-2020 budget was also reviewed and discussed.

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

- Unit has damage that appears to have been created by a falling tree. The SRA notes that unit roof is scheduled to be replaced in 2020.
- Permission for flower garden plantings beyond the three feet unit perimeter were requested and approved.
- An inquiry was made regarding the responsibility for deck maintenance/repair/replacement. Upon clarification and discussion, the unit decking structure was determined to be sound. Deck boards will be replaced in 2020.
- There are concerns that one of the trees on the property has become top heavy and is leaning towards the driveway/garage area (photos provided). This is cause for concern on any vehicles parked that could become crushed should we experience heavy winds. Madsaw Tree Service will be contacted to assess and suggest next steps. Unit owners are happy to replace the tree if it is removed.
- The condition of unit siding was brought forward with concerns that siding is brittle with increasing holes. It has been suggested in the past that a siding committee be formed to assess units in SRA, creating a priority list of repairs/replacement needs. The SRA will work to create this committee with assessments beginning in 2020.

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- Driveway patches (photos provided) from two years ago have started to separate creating trenches that may be beyond repair. The SRA will again begin creating a priority list for 2020 action.

### **OLD BUSINESS:**

- **TREE REMOVAL AND SHORELINE CLEANUP UPDATE:** Nothing new to report.
- **RETAINING WALL (AESTHETICS/STRUCTURAL/RODENT/INSECT CONCERNS) UPDATE:** The SRA notes that railroad tie retaining walls do not last forever and can present problems regarding insect infestation. There are several structures within the SRA that have been assessed with one deemed structurally sound. Concerns with insect issues can be addressed by spraying affected area/s. The other structure in questions presents unique problems in that the wall is tied into the unit wall near the patio door as well as the unit deck. Because the wall is structurally sound, the SRA is looking at options to patch and paint to enhance the appearance.
- **WATER LEAK/UNIT DAMAGE:** The SRA continues to work on a unit that has been affected by a water leak, damaging interior walls. Mark Waitkus (Unit 1066) has offered to look at the damage and provide recommendations. Eagle Homes (Paul Walker, owner) has also been contacted and has recommended a member of their team to assess the job.
- **STOP/YIELD UPDATE:** The installation of a stop sign near the entrance of Saddle Ridge was discussed. To be proactive in addressing concerns for the safety of all Saddle Ridge residents as well as those who frequent our community, a unanimous decision was reached to replace the current yield sign with a stop sign.
- **ROAD WORK UPDATE:** Brief discussion on road work to be done. It was noted that the other associations contribute a percentage of the cost based on number of units – SREA, 144; Forest, 53; SRA, 127; SRA Golf Course, 1; Swan Lake, 12.

### **NEW BUSINESS**

- **WORK ORDER UPDATES:** Progress is being made on the list. No further updates to report.
- **BIDS FOR ROOFS (Ullrich Home Improvements (Poynette, WI), Strander Roofing (Lodi, WI), Kilborne Roofing and Improvement (Wisconsin Dells, WI), South Central Wisconsin Roofing (Portage, WI) UPDATE:** After receiving roofing bids from five contractors, the decision was made to go with Ullrich Home Improvements, LLC (Travis Ullrich, owner). Updates will be provided once work has begun.
- **POSSIBLE WATER LEAK UPDATE:** There appears to be a sinkhole near the repair work done in the Saddle Ridge West Bluffs recently. General Engineering has been contacted to assess and act if needed. Updates will be provided when available.
- **NUISANCE NOISE CONCERNS:** There have been continued complaints about noise within surrounding areas of SRA units. Unit owner/s have been advised of possible actions that could be taken.

### **ANNUAL MEETING ITEMS:**

**ELECTIONS/REELECTIONS AND GOALS:** Larry Schlosser has decided not to seek another term on the SRA Board. Effective October 1, 2019, the SRA Board of Directors will be looking to fill that open position. Goals for annual meeting will be developed and provided by Dennis Allen, president.

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**ADDITIONAL SRA BUSINESS: None.**

**ADJOURN:** Meeting was adjourned by unanimous consent at 8:15 p.m.

**NEXT MEETING: 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.): Please note the following meeting dates on your calendar!

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.