

Saddle Ridge Association, LTD



937 Saddle Ridge, Portage, WI 53901

MINUTES – April 19, 2021

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

ROLL CALL: (via Zoom) Dennis Allen, Kristie Nielson Corning, Joy Smith, John Denhartigh, Fred Whitrock

ABSENT: None

WELCOME AND INTRODUCTION OF GUESTS:

- Unit 780: Maureen Springer
- Unit 782, 783, 948: Jennifer Brandner
- Unit 920: Mary Soderlund
- Unit 1054/1062: Myra Johnson
- Unit 1118: Fritz and Karen Meierdirk
- Unit 1152: Tom Bogenberger

MONTHLY REPORTS:

- **Secretary's Report:** (as presented by Kristie Nielson Corning) Copies of the March 15, 2021 meeting minutes were provided via email, reviewed with no discussion. No additional comments or suggested edits were made. A motion was made to accept by John Denhartigh, second by Joy Smith. Secretary's Report was accepted by unanimous consent.
- **Treasurer's Report:** (as presented by Joy Smith) Copies of the March 2021 Treasurer's Report was provided via email, reviewed with some discussion on increased seasonal snow plowing costs of \$43,035 with the Golf Course, The Forest and Swan Lake Village assuming approximately \$15,000 of that as their share. No additional comments or suggested edits were made. A motion was made to accept by Dennis Allen, seconded by John Denhartigh. Treasurer's Report was accepted by unanimous consent.

GUEST CONCERNS:

- Unit 782, 783, 948 (Jennifer Brandner): Inquiry on tree planting timeline around the 700 units. Considerations are being made to plant away from the units and not directly in the front yards which should create a buffer. The work is expected to begin the week of April 19, 2021 depending on weather. Trees will include White, Black and/or Norway Spruce at an approximate cost of \$30/tree. Trees are expected to be 4-5 ft. tall. In addition, parking will be expanded in that area.
- Unit 920 (Mary Soderlund): Inquiry regarding replacement of the flag that is located at the main entrance. SRA replaces the flag and shares the cost (approximately \$300.00, dependent on material selected) with the other associations. It is usually replaced on an annual basis around Memorial Day.
- Additional note: There may be an additional 25-30 trees removed by the 700s if funds are available.

BUSINESS FROM THE FLOOR:

- Automatic Insurance payments: Joy Smith reports that she has set up an ACH (Automated Clearing House) process for insurance premiums (September 1, 2021). Notification to all SRA residents will be through Deer Tales, Saddle Ridge Nextdoor, and email. NOTE: There are currently 7-8 units that do not use ACH for the Homeowner's association (HOA) payment. These units will still need to mail premiums or make arrangements to set up automatic payments.

OLD BUSINESS/UPDATES:

- As covered earlier in guest concerns, tree planting in the 700s is expected to begin as early as April 20-21, 2021.
- Unit 920: There was a structural wall failure at this unit and it is the responsibility of the association to assume any costs associated with correcting the problem. The association has requested a written bid from Scott Kapel (Portage, WI).

NEW BUSINESS:

- The association now has an owner/association responsibilities check-list to help make maintenance decisions.
- Unit 949: A patio request was submitted by the unit owners. Association protocol requires approval from any neighbors that might be impacted prior to full board approval. Unit 950 was contacted and does not agree with the current proposal but would consider a revision which will be discussed between owners. A motion to revise the current plan was made by John Denhartigh, seconded by Joy Smith. The resubmitted plan will need to be approved by all parties involved, be resubmitted for further consideration and approval.
- Future Zoom meetings: The association will meet via Zoom in May. We will then try a June “Zooming at the Marina” for those who want to accommodate those who would like to meet in person. John Denhartigh will check availability for larger meeting rooms at the church.
- Portage Sanitary Sewer billing errors and unexpected charges (24-month back charge, approx. \$60,000): The City of Portage made errors in sewer billing over the last five years. Wisconsin Statutes allow for cost recovery for the last 24 months. The Saddle Ridge development will be charged approximately \$60,000. SRA’s share of this unexpected cost is approximately \$22,000. We can make payments in three installments – end of April, June, and September, without incurring a 1.5% interest charge. The association has made the decision to cover these unexpected costs within the budget instead of implementing a special assessment to unit owners.
- Electric panel replacement for lift station (approx. \$36,000 - \$40,000): This cost will be shared with the other associations bringing our cost in at approximately \$15,000. Unlike the sewer payment schedule, payment is due upon completion of work. B&M Technical Services (Coloma, WI) will be doing the work with an expected completion date of July/August 2021.
- Three retaining wall replacements (deterioration): Three bids came in for retaining wall replacements due to deterioration. They include Eric’s Lawn and Landscaping at \$ 9,900 (two walls), TRK Landscaping LLC at between \$5-\$8,000 (two walls), and, Nature’s Way Landscaping LLC at \$7,850 (all three walls). A motion to accept the bid from Nature’s Way Landscaping LLC was made by John Denhartigh, seconded by Kristie Nielson Corning. Motion accepted by unanimous consent.
- Regrading and retaining wall (erosion) discussion (1059-1062): Multiple problems exist including erosion (TRK Landscaping LLC cost estimate \$10-15,000), and all basements of the four-plex leak water. Dennis Allen will contact General Engineering to evaluate the current situation for recommendations on how to permanently fix the problems.

ADJOURN: A motion to adjourn the meeting was made by John Denhartigh, seconded by Dennis Allen. Motion was accepted by unanimous consent and meeting was adjourned at 8:00 p.m.

NEXT MEETING: Next meeting (via Zoom) will be Monday, May 17, 2021 at 6:30 p.m. A reminder email will be sent to residents the day of the meeting.

Respectfully submitted
Kristie Nielson Corning, Secretary
Saddle Ridge Association, Ltd.