

Saddle Ridge Association, LTD



Meeting Minutes for Monday, April 15, 2024, 6:30 p.m.
Bethlehem Lutheran Church, W8267 State Hwy 33 Trunk, Portage, WI 53901

Call meeting to order. By Dennis Allen at 6:31p.m.

Board Members present/absent (roll call): Dennis Allen, John Denhartigh, Joy Smith, Shelley Drescher, Wendy Crary

Introduction of Guest/s: Fritz Meierdirk 1118, John Vehring 1138, Marsha Pulver 949, Ruth Larson 1055, Eric & Mary Soderlund 920, Judy Allen 822, Tom Benson 907

Secretary's Minutes: (as provided by Wendy M. Crary) The March 18, 2024, minutes were reviewed with no additional comments/suggested edits. A motion to accept the Secretary's Report was made by John Denhartigh, seconded by Joy Smith. The Secretary's Report was accepted by unanimous consent.

Treasurer's Report: (as provided by Joy Smith) Copies of the March 2024, Treasurer's Report were reviewed with no additional comments/suggested edits. A motion to accept the Secretary's Report was made by John Denhartigh, seconded by Shelley Drescher. The Treasurer's Report was accepted by unanimous consent.

Unfinished Business:

- new roofs on 6 units completed, some flashing yet to do, waiting for supplies as it was not anticipated at time of order.
- Ruth Larson- sidewalk repair, there have been falls, ongoing discussion after Dennis took photos and explored options for repairs. The SRA Board will gather bids and discuss next steps. The condition has existed for many years and does not appear to have worsened.

New Business:

* Marina parking plan-Tom Benson. The boat slip numbers have doubled in the last few years, and the need for an organized parking plan has arisen. The parking of boats with trailers, and stored trailers after boats have been moored in their slips have taken much of the available parking in a disorganized manner. There will be 4-5 spots designated for Day Boaters, cleared areas to the left of bathrooms for work trailers, and signage to indicate other specific areas. The anticipated need will be to educate boaters and direct them to the correct spots. Enforcement will begin on untagged vehicles using Handicap parking spots. There will be tickets written by County Sheriff deputies.

* Ice Fishermen have been informed that they use the ramp at their own risk as the entrance road is not plowed and access for EMS is not guaranteed.

* Tree removal behind 900s bid approval- 2 bids were gathered with two widely varied. Katsma Pro-Cut LLC will do the work in the next 2 weeks' time. Motion made by John Denhartigh, Shelley Drescher . Approved unanimously.

* Discussion on revision of Bylaw 7.4 . Vote at the Annual Meeting. Essentially relates to owners who wish to seek a 'Reverse Mortgage' and the mortgage company making SRA aware of discriminatory language in our By-Laws.

* Discussion on revision of Bylaw 6.3 and 6.4. Vote at the Annual meeting. Last revision 2010 which was a revision of 2005 version. A revision that added language which included SRA deck maintenance. At that time the SRA attorney (Ferris) was also involved in writing State of WI condominium laws. There were instances of owners not maintaining their decks and opened the SRA HOA to liability threats. Adding the language to the By Laws provided oversight on deck

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safety and the building codes being followed with new construction. The owner building a deck was then verbally advised they were responsible for all costs going forward. The Board wants to make a change that requires the owners of existing decks in the SRA to now be responsible for maintaining their own deck. This is just another way of holding down the costs in order to maintain the same HOA fee. The proposed change would make this language clear.

* New Proxy Voting form for the 2024 Annual Meeting has been composed and will be sent out to residents.

* Spring cleanup starting April 15

* Siding replacement starting week of April 22nd

* Asphalt repairs: getting bids, we have two and getting a third.

Homeowner Concerns:

* Tree safety concerns behind 800 condos related to recent storm damage- there are dead trees, but this is beyond the scope of the SRA budget ability. Anything that does fall will be cleaned up by the SRA Board.

* Tree fell near 9th Tee. There is a lot of debris/items at unit 780 that has been brought to the attention of the SRA Board as an eye sore. This is related to Rule # 26 in the SRA Rules and Regulations document. Dennis Allen and one other SRA Board member will approach the owner of the area and will coordinate removal.

* Concern offered about the prevalence of squatters and the issue this raises for the homeowner. The consensus is that there are many cameras in the community and neighbors keep watch for others.

Other Business:

None

Meeting Adjourned: A motion to adjourn was made by John Denhartigh, seconded by Joy Smith. The motion was accepted by unanimous consent and adjourned at 7:45 pm.

Future 2024 SRA Meetings: All meetings to be held at 6:30 p.m. CST at Bethlehem Church unless otherwise noted.

- May 20th
- June 17th
- July 15th
- August 19th
- September 23rd Annual Meeting
- October 21st
- November 18th

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- December- No meeting

