Regular Board Meeting
Saddle Ridge Association Ltd

May 18, 2026
Bethlehem Lutheran Church – Portage, Wisconsin

1. Call to Order

President Cliff Blum called the meeting to order at approximately 6:00 p.m.

2. Roll Call

Board members present:
• Cliff Blum – President
• Dale DeLude – Vice President
• Barb Tetzlaff – Secretary
• Dennis Allen – Member at Large

Board members absent:
• Sue Hepp – Treasurer

Approximately 20 residents attended.

3. Recording Notice

Residents were informed that the meeting was being recorded for purposes of assisting with preparation and accuracy of the meeting minutes.

4. Approval of Previous Meeting Minutes

Secretary Barb Tetzlaff stated that approval of the prior meeting minutes was needed. A motion was made to approve the previous meeting minutes and seconded.

Motion Made by Cliff Blum, Second by Dale DeLude.
In Favor – 3, Opposed – 1
Motion approved.

Discussion occurred regarding the use of AI-assisted formatting of prior minutes and whether sufficient detail, motions, and discussion summaries were included.

5. Treasurer's Report

Due to Treasurer Sue Hepp being absent, Financial reports were distributed for review.

Discussion included:

- Expanded Financial detail categories from Misc. accounts to more detailed categories now posted on the association website
- Additional account breakdowns for improved transparency
- Clarification regarding new account descriptions related to rooRing, siding, driveways, and storm-related interior damage expenses

Questions were raised regarding wording in one account description referencing "neglect/ storm." Board discussion followed regarding removal of the word "neglect" from the account title. President Blum stated the association was addressing maintenance within available budget limitations.

Additional discussion occurred regarding storm-related remediation costs connected to interior damage from a fallen tree branch and mold remediation work.

Members raised questions in reference to "New" labeling on the Treasurer's report. Members were told the referenced "New" item referred to a new item rather than a new account breakdown.

Motion to approve Treasurer's Report was made by Dale DeLude, seconded by Dennis Allen.
In Favor – 4, Opposed – 0.
Motion approved.

6. Vice President's Report

Vice President Dale DeLude reported:
- 76 work orders had been received
- 6 work orders remained outstanding
- 3 new work orders had been received within the previous 24 hours

Discussion also occurred regarding replacement of a frayed community flag.

7. Old Business

Frontier Communications Fiber Installation

President Blum reported ongoing concerns regarding incomplete burial of fiber lines by Frontier Communications. Multiple follow-up contacts had been made with company representatives regarding the work.

Building Committee / RooRing Projects

The Board thanked volunteers serving on the Building Committee for their work and assistance.
Roof replacement work was scheduled to begin but had been delayed due to weather conditions.

Roads and Grounds
Discussion occurred regarding potentially separating Roads and Grounds into two separate volunteer committees in hopes of increasing resident participation.

President Blum reported:
• Soil samples had been submitted to the University of Wisconsin for analysis
• Lawn treatment services with True Green would proceed pending test results
• Oversight of contractor applications would be increased following concerns raised regarding prior spraying practices

Road and driveway repair discussions included:
• Current repair estimates
• Prioritization of severely deteriorated driveways
• Pothole repair needs
• Roadway safety concerns
Residents requested notice prior to driveway inspections so vehicles could be moved.
The Board also discussed:
• Speeding concerns within the association due to increased golf carts and pedestrians on the roads
• Golf cart and pedestrian safety reviewed
• School bus speed concerns
• Possible communication with the Sheriff's Department and local school district.

Homeowners were reminded that the limited common area of Rive feet around their unit is their responsibility to keep clean and looking nice for all unit owners and visitors.

8. Pavilion Picnic / Fire Safety Presentation

The Board discussed preparations for the June 15 community picnic.

The association will provide:
• Hamburgers
• Hot dogs
• Related picnic supplies (plates, napkins, silverware)
Residents were encouraged to RSVP and bring a dish to share along with serving utensils.
Additional discussion occurred regarding:
• Give away instead of door prize donations
• An upcoming Rire safety presentation by a local Rire inspector

Residents were encouraged to submit Fire safety questions in advance of the presentation to Dale DeLude at daledelude@icloud.com.

9. Architectural / Landscaping Request – Patty Van Epps

Patty Van Epps requested approval to widen the limited common area around her unit and install concrete edging to create a straighter line for ease of mowers.

Discussion occurred regarding:
• The allowable five-foot landscaping area
• Existing edging conditions and maintenance considerations

Motion to approve landscaping/concrete edging request as presented in drawings received was made by Dale DeLude. A second was made, although the board member making the second was not identified.
In Favor – 4, Opposed – 0.
Motion approved.

10. New Business

Garbage Can Placement
Discussion occurred regarding association garbage can placement requirements.
The Board reviewed:
• Current rules requiring garbage cans to be placed out the morning of pickup
• Winter safety concerns involving ice conditions
• Wind and animal-related issues
• Possible future rule revisions permitting placement the evening before pickup

Cliff Blum asked that unit owners think about the possibility of changing the rule for putting cans out the morning of trash/recycling pickup to the evening before.

No formal action was taken.

11. Marina Discussion

Discussion occurred regarding matters involving Saddle Ridge Marina Inc. and the lease agreement between SRA and SRM.

President Blum summarized:
• Prior written questions submitted to SRM
• Responses received from SRM
• Insurance concerns
• Lease interpretation issues
• Easement administration questions
• Lease payment concerns

Discussion also included:
• Historical background surrounding the marina purchase

• Prior Financing Arrangements
• Loan repayment history
• Interpretations regarding lease payments versus loan payments
• Communication between SRA and SRM
• Differing viewpoints regarding historical understandings between prior boards

Residents and board members expressed differing opinions regarding:
• Whether historical verbal understandings existed
• Documentation supporting prior agreements
• Use of marina revenues
• Future expectations regarding lease payments

Former SRA President Tom Schermerhorn provided historical commentary regarding the original purpose of the purchase and intended operation of the Marina, which was to bring income into the SRA.
President Blum stated the Board's intent is not to take control of SRM operations, but rather to review and address compliance with the lease agreement.
The Board indicated that copies of marina-related questions, responses, and lease documents would be distributed to association members for review.

Discussion remained ongoing with no final resolution reached during the meeting.

11. Adjournment

Motion Made by Barb Tetzlaff, Second by Dale DeLude.
In Favor – 4, Opposed – 0.
Motion approved.
Respectfully submitted,
Barb Tetzlaff
Secretary
Saddle Ridge Association Ltd

DRAFT – Subject to Board Approval