

**ANNUAL MEETING MINUTES
SADDLE RIDGE ASSOCIATION
September 24, 2011**

Call to order: The meeting was called order at 8:30 AM by President John DenHartigh in the Bethlehem Lutheran Church. Eighty three unit owners were present or represented by proxy. President DenHartigh reported that a quorum was represented or present.

Approval of minutes: Property Manager Culbertson offered a correction to the September 23, 2010 annual meeting minutes. "Roof to be replaced 903-904" should be deleted from the minutes. A motion was made by Micki Bender, seconded by Rita Ritacca and passed unanimously to approve the minutes of September 24, 2010 meeting with the above correction and as printed. The motion carried unanimously.

Introduction of new unit owners: Joe and Pat Barbian in unit 887, Scott and Jodie Crosby in unit 1142, Mike and Barbara Brezinski in unit 1056, and Pat and Kathy Slupik in unit 834.

Introduction of Board members: President DenHartigh introduced the current Board members Vice President Tom Schermerhorn, Secretary-Treasurer Director Chuck Steidinger, and directors Red Thompson and Marilyn George-Burton.

Nomination and election of candidates for the Board of Directors: President DenHartigh reported that Directors Schermerhorn and George-Burton's terms were expiring and that they indicated that they were willing to run for another term. President DenHartigh asked for further nominations from the floor three times. Tom Bodenberger moved and Kathy Slupik seconded that the nominations be closed and that the secretary cast a unanimous ballot for the two candidates to succeed themselves. The motion passed unanimously.

President's comments:

President DenHartigh reported that the declarations and by laws approve at the last annual meeting have been registered and are in effect. The rules and regulations will be reviewed and updated.

He reported that our reserve account has improved during this fiscal year.

A short discussion followed regarding the land use and zoning concerns involved Saddle Ridge Corporation. President DenHartigh stated that the board has sent letters to four people who would be involved in the decision regarding any changes. They are William Devine, Chairman of the town board, Susan Martin, County Supervisor, Ethel A. Smith, Town Clerk, and John Bluemke, Director of Planning and Zoning for the county of Columbia indicating that the association has concerns about the land use and possible zoning change.

President DenHartigh commented about the status of the transfer of the main road to the associations. Attorney Horton will be meeting with representatives of the four association regard an agreement he has drafted recommending the formation of a master association that will manage the 1190 feet of main roads.

President DenHartigh commented on the ongoing problem of proxy procurement so that the association can have a quorum at the annual meetings. Considerable time and effort on the part of the Board goes into gathering them prior to the annual meeting. Again even if a unit members plans to attend the meeting the Board requests that the proxy be completed and returned prior to the meeting so that the Board knows ahead of the meeting that there will be a quorum. He suggested, because our attorney advised him, that we have 180 days before the meeting to start getting proxies. It is his desire that the association begin this next year. There was discussion by the members that electronic notification and collection be instituted to simplify, effect cost savings, and expedite the process next year.

The use of metal roofs to increase the roof life and the cost saving because metal roofs and asphalt are comparable in cost but have a long life was discussed. One of the quads because of a recent fire will be the first in a series of roofs for quads that will be installed with metal.

Treasurer's report: Treasurer Steidinger reported that the operation account had a \$43,191.23 balance and the reserve account had a \$105,676.32, balance as of today which totally is about \$30,000 more than last year. This brings the association back to levels of the 2009 to 2010 fiscal year. The budget for 2011 to 2012 was available to the unit owners in their packet. Director Steidinger reported that the dues for 2011 to 2012 would remain at \$200.00 a month. Pat Slupik moved that the treasurer's report be accepted, seconded by Tom Bogenberger and carried unanimously. There were questions about the reserve account such as how much is adequate and the process of evaluation. Treasurer Steidinger indicated that he and Property Manager Culbertson have been working on the numbers but at this time do not have any recommendations for the membership. Efforts will be made to have a proposal by the next annual meeting.

Property Manager's report: Property manager Jim Culbertson reported the capital improvements for next year would include crack repair on Lake View Road this fall with double sealing of Lake View next summer. Blue Bird lane will have 20 ton of cold mix to fill and elevate some low areas to improve drainage followed by double sealing.

Metal roofs will be installed on 1059 to 1063 and 810 to 813. Landscaping improvements will be complete at units 813 to 814, 817 to 818 and 898.

Snow plowing will have a 2 inch threshold for driveways and whatever is necessary to make the main roads safe.

The scheduling for lawn fertilizing will remain the same.

Old Business:

The number of authorized units yet to be built by the developer is 37.

New Business:

There was a discussion and interest in the possible sale of the marina. President DenHartigh suggested that the individuals who have an interest pursue the analysis of the financial feasibility, the possible ownership structure, and evaluate the interest level. After doing so he recommended that they run their recommendations and information past the “to be formed” master association for their consideration.

There were question about the recent state law requiring the use of carbon monoxide detectors. The importance of them was emphasized and their use encouraged as they are quite inexpensive. Property Manager Culbertson stated that their use was a state law but not being enforced, however when a unit is sold their presence will be necessary before the sale can be finalized.

There being no further business Joe Steffes moved and Jim Curtis seconded that the meeting be adjourned at 9:45 AM. The motion passed unanimously.

Respectfully submitted by

Chuck Steidinger, Secretary