

SADDLE RIDGE ASSOCIATION, LTD

P.O. Box 313, Portage, WI 53901

ANNUAL MEETING MINUTES – September 19, 2019

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

INTRODUCTION OF MEMBERS: Present: Dennis Allen, president; Larry Schlosser, vice president; Kristie Nielson Corning, secretary; Joy Smith, treasurer; Fred Whitrock, member-at-large

WELCOME TO ATTENDEES: There were approximately 30 members attending.

REVIEW AND APPROVAL OF THE 2018 ANNUAL MEETING MINUTES: No questions or concerns. Motion to accept minutes by Steve Aldridge, seconded by Frank Ritacca.

REVIEW AND APPROVAL OF AUGUST TREASURE REPORT: (as presented by Dennis Allen, prepared by Joy Smith) A “Road Fund” account has been set up, giving SRA separate funds in the budget for road/driveway replacement and repair. We currently have about 6-7 miles of aging roads that need rebuilding and repair. Davis Construction did an evaluation and the recommendation was made to remove and repave the 700s area road. Existing drainage problems will be taken care of at that time. It is anticipated that the road may be slightly widened but, unfortunately, purposefully widening the road is not in the proposal. The set timeline is sometime in October. As soon as a firm date is confirmed, notices will go out to unit residents. All patch spots will be done at the same time. No additional questions or concerns.

The Marina is running well and SRA continues to see a reduction in the balance owed by the Marina to SRA. It is expected that the balance of the loan will be satisfied in nine years. All funds received from the Marina goes into general account. The Marina has been self-sufficient for the last three years.

As of the end of August, SRA reports two delinquent units (bankruptcy and HOA) as well as insurance payments that have not come in. Insurance invoices were sent out via email and some residents did not receive. It was suggested that a notice be put into Deer Tales to watch their email for invoice (unless they do not have email and would receive their statements through the postal service). It was also suggested that the “read/receipt” feature of Outlook be used when sending documents needing a response.

It is customary to present a cash balance sheet every year to association members. A request was made to implement that, comparing expenditures from the current year to past years. SRA will prepare a comparison at the end of our fiscal year which is September 2019.

A motion to accept the Treasurer Report was made by Don Dodd, seconded by Norm Morrison. Approved.

REVIEW AND APPROVAL 2019-2020 PROPOSED BUDGET: (as presented by Dennis Allen, prepared by Joy Smith) Several items were brought forward. We continue to field complaints of our mowing contractor. His contract was for five years, ending in 2020. We are currently taking bids for mowing beginning 2021. Our current contractor asked for a 17% increase for 2019, which he received. It will not

SADDLE RIDGE ASSOCIATION, LTD

P.O. Box 313, Portage, WI 53901

increase for 2020. SRA will consider chunking out the mowing by neighborhoods over a period of several days to see if other mowing/landscaping providers would be more inclined to submit proposals. TruGreen is our weed control vendor. The last treatment was done in June and the second treatment is expected the second week of October. Joy Smith has confirmed this information.

Metal roofs continue to be problematic with some requiring replacement. The 800s will be first up for replacement with 30-year shingles. Rain gutters are of concern on some units especially with the winter months coming. Existing water problems should subside once landscaping is done to take water away from the building. In addition, some sidewalks will be replaced.

Recognition was given to Joy Smith for all she does for SRA. A comparison, as mentioned earlier, is a good idea and can be used as a basis for projecting the coming year. This gives the assurance needed that budgets are in good shape. Dave Plank would like to see last year's budget, actual dollars spent, against a projected budget for next year. The SRA Board is accountable to the association to explain the whys of the budget. It is difficult to approve a budget when you don't know what it was based on.

Insurance charges were discussed. The past Insurance Committee (Dale Delude, Dave Plank, Vicki Tessman and Janice Peterson) had the task of looking into getting better insurance with better coverage and a lower rate. It was concluded that the assessed premium (as proposed by Jim Miller, State Farm) would be divided equally based on square footage and the assessment from Columbia County. Realtor assessments or sale values would not be a factor. Past year numbers have been in line with what was expected. The current insurance quote was \$29,294. In 2017, the insurance quote was \$33,603. Based on those numbers, the individual premiums should have been reduced and they were for one year. Joy Smith met with Dave Plank after the meeting. The formula that Dave was talking about was not the formula the committee decided to go with per the paperwork given to Joy. Therefore, all the insurance premiums have been calculated correctly and solely based on square footage of each unit.

No additional comments or concerns. A motion was made to accept the proposed 2019-2020 Budget by Joel Hammermeister, seconded by Steve Aldridge. Accepted.

MARINA REPORT: (as presented by Tom Benson) In addition to the annual report, a slide show presented highlighting current issues: excess of weeds (will be addressed this year), high water levels covering walkways, and delamination of the sealer and pavement on our 40-year-old tennis courts. It was noted that repair of the tennis courts should give us another five years of life. Additional gravel has been added to parking areas. Volunteers play an important role in maintenance of our grounds. We would not be where we are now without their commitment and dedication. Anyone interested in volunteer work should contact Tom Benson. No additional question or comments.

SRA BOARD COMMENTS – PAST AND FUTURE: (as presented by Dennis Allen)

The past year has been a struggle with the continued challenge of finding contractors to do the work needed. We are fortunate to have two members on our SRA work crew, Darrin Atkinson and Schuyler Romberg. However, we need additional craftsman to complete jobs that require specific skills. We are mindful that we must be creative with our budget as bids that come in are double and triple compared to the funds we have available.

SADDLE RIDGE ASSOCIATION, LTD

P.O. Box 313, Portage, WI 53901

The work orders (currently 25) are getting completed and have been prioritized according to a needs/necessity basis. Improvement on completing work orders in a timely manner continue to be a challenge and will most likely be a challenge in the coming year. Rain has been our biggest enemy in 2019, causing interior damage to many units in the SRA. We experienced the same thing in 2018 with snow and ice.

There have been a few problems with the new garbage/recycling containers. We will continue to stress the rule of keeping all containers in an enclosed area and not outside. If unit owners find that they don't need a container or would like to share with someone, they can be picked up by a board member. The SRA Board will take a solid stance on placement of these receptacles. To reiterate the information provided to new residents, welcome packets are delivered upon unit closures that include SRA rules. Anyone having issues with other unit owners regarding placement of receptacles should contact a board member.

Updates:

- Sign up for smoke alarm testing and/or updated hardware.
- Water shut off – Monday, September 23, 2019 from approximately 9-10:00 a.m. This will affect everyone from the Club House west.
- Recognition was given to Dennis for all he does for SRA.

ELECTION OF BOARD MEMBER – OPEN NOMINATIONS/VOTING NEW MEMBER: No

nominations/voting of new member due to lack of interest. However, Norm Morrison has volunteered to be a member-at-large thereby giving us the five board members needed.

ADJOURNMENT: Motion to adjourn was made by Joel Hammermeister, seconded by Jo Dodd. Meeting was adjourned at 8:05 p.m.

NEXT MEETING: Thursday, October 21, 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	January 20, 2020	April 20, 2020
November 18, 2019	February 17, 2020	May 18, 2020
<u>NO</u> December Meeting	March 16, 2020	June 15, 2020

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