

SADDLE RIDGE ASSOCIATION, LTD

P.O. Box 313, Portage, WI 53901

MINUTES – October 21, 2019

CALL TO ORDER: The meeting was called to order at 6:37 p.m. by Vice President Fred Whitrock.

ROLL CALL: Present: Fred Whitrock, vice president; Kristie Nielson Corning, secretary; Joy Smith, treasurer

ABSENT: Dennis Allen, president; Norm Morrison, member-at-large

WELCOME AND INTRODUCTION OF GUEST/S: Tom and Vicki Tessman, Unit 1061

MONTHLY REPORTS:

- **Secretary’s Report:** (as presented by Kristie Nielson Corning) Copies of the September 19, 2019 annual meeting minutes were provided in hard copy format, reviewed with some discussion. No additional comments or suggested edits were made on content. Minutes were accepted by unanimous consent.
- **Treasurer’s Report:** (as reported by Joy Smith) Copies of the September 2019 Treasurer’s Report (including the Profit & Loss Budget Performance overview for September 2019 and the Profit & Loss Previous Year Comparison, October 2018-September 2019) were provided in hard copy. No additional comments or suggested edits were made. Treasurer’s Report was accepted by unanimous consent.
- **Budget Reporting:** As requested at the annual meeting in September, a copy of a two-year actual vs. budget comparison was provided. There was some discussion and clarification on numbers with no approval necessary.

GUEST CONCERNS/BUSINESS FROM THE FLOOR (open forum):

WOODLAND TRAILS: Related concerns with parking while road repairs/replacements are done. Residents would appreciate a timetable for the work being done by Davis Construction. Arrangements for parking need to be presented and approved (estimated alternative parking is for a 24-hour period) prior the black top work being done. Requested permissions for alternative parking areas include 1) grassy area behind units, 2) Golf Course parking lot and/or across from lot, and 3) grassy area on the main road.

OLD BUSINESS:

INSURANCE RATE CALCULATIONS: A letter of apology was received from Dave Plank regarding the insurance rate calculations discussed at the September 19, 2019 annual meeting. That letter was read into the minutes as follows:

Joy,

Time does not bode well for my memory and you are absolutely correct. I was the author of this documentation and I would be happy to issue a retraction and an apology to our board and association members for my incorrect comments. If printing of this email in the next set of minutes suffices, so much the better. I’ll leave it to your discretion on next steps.

For Future invoice distributions, I would suggest that the first page of this summary be included.

Regards,

Dave Plank

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802 WATER VALVE LOCATION: Repairs have been made to damage caused by water leaks occurring at 800-803 Pine Circle. There are concerns regarding proper functioning and known locations of the water shut off valves for Pine Circle and identifications will be made and documented for future reference.

REFUSE AND RECYCLING CONTAINERS/STORAGE: The SRA Board believes that sufficient notice has been given to all residents regarding the storage of garbage/recycle bins. To reiterate, all bins need to be kept in unit garages after scheduled pickup. NO containers are to be left outside. Notices will be included in the next Deer Tails and posted on Next Door Saddle Ridge.

NEW BUSINESS

WORK ORDER UPDATES: We are down to one page of work orders. A new independent contractor, Phil Gavinski, has been retained to assist with a variety of maintenance issues.

UNIT 838 UPDATE: Interior water damage repair is near completion.

UNIT 823 SIDEWALK ISSUE AND REIMBURSEMENT: A reimbursement request for work completed at Unit 823 was received from unit owner. The work detailed in the request, increasing the property footprint, was completed without presentation to and prior approval by the SRA Board (see Rules and Regulations, Number 20, and Bylaws 3.2 and 5.8.) A motion to deny request for reimbursement was made and seconded. Motion denied by unanimous consent.

DAVIS CONSTRUCTION ROAD/DRIVEWAY REPAIRS: Joy Smith will contact Davis Construction for an update on timetable for current repairs and replacements.

ULLRICH HOME IMPROVEMENTS - ROOFS: There has been some delays on the expected roof replacements scheduled for this year. After discussion with the contractor, Units 800-803 should be completed no later than October 26, weather permitting. Next on the schedule are 838-841, 826-829, and the duplex located near the Marina.

SOLD: Unit 893 has sold (Blue Bird Lane) with the condition of a roof replacement. It is anticipated that this work will be done after the first of the year.

UNITS 1059-1062 ISSUES (GUTTERS, BASEMENT LEAKS, SIDEWALKS, GRADING, DRAINAGE, RETAINING WALL/S: Concerns were brought forward about damage caused by ongoing issues over a three-year plus period, related to improper grading of property, insufficient gutters causing drainage concerns (water in basements), erosion by rainfall and water runoffs, and sidewalk footprints. These issues will be brought to the SRA Board again the spring. It is anticipated that the gutters will be replaced this year.

OTHER SRA BUSINESS: None

ADJOURN: Meeting was adjourned by unanimous consent at 8:03 p.m.

NEXT MEETING: Monday, November 18, 2019 at 6:30 p.m. This is the last meeting for 2019.

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