

SADDLE RIDGE ASSOCIATION, LTD

P.O. Box 313, Portage, WI 53901

MINUTES – January 18, 2021

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

ROLL CALL: (via Zoom) Dennis Allen, Kristie Nielson Corning, Joy Smith, John Denhartigh, Fred Whitrock

ABSENT: None

WELCOME AND INTRODUCTION OF GUEST/S:

- Unit 791: Susanne and Jim Culbertson
- Unit 837: Shelly Drescher
- Unit 920: Mary and Eric Soderholm
- Unit 1064: Anne Martin and Greg Shortreed

MONTHLY REPORTS:

- **Secretary's Report:** (as presented by Kristie Nielson Corning) Copies of the November 16, 2020 meeting minutes were provided in hard copy format, reviewed with no discussion. No additional comments or suggested edits were made. A motion was made to accept by Joy Smith, second by Dennis Allen. Secretary's Report was accepted by unanimous consent.
- **Treasurer's Report:** (as presented by Joy Smith) Copies of the November/December 2020 Treasurer's Report was provided in hard copy, reviewed with no discussion. The question was raised as to what line in the financial report recorded maintenance costs. Costs are recorded under specific categories – siding, roofing etc. There is no singular maintenance line. No additional comments or suggested edits were made. A motion was made to accept by Kristie Nielson Corning, seconded by Fred Whitrock. Treasurer's Report was accepted by unanimous consent.

BUSINESS FROM THE FLOOR: None

OLD BUSINESS/UPDATES:

- General Engineering: Lift pump panel to be replaced at a total estimated cost of \$25,000. SRA cost will be around \$7-8,000.
- Tree Trimming/Removal: Bluff area maintenance includes removal of pines, general tree trimming (safety reasons and the removal of trees with Oak wilt).
- Bat Issues: Additional bat issues have been at no charge.
- Golf Cart Storage: Storage is available at the Marina at a cost of \$50 for the winter season. Boats are stored at a cost of \$75. Tom Benson can answer any questions you have.
- Retaining Walls: Two bids we received for the removal and replacement of old, rotting railroad ties (units 895, 896). TRK's bid came in not to exceed \$6,000 and Erik's came in at about \$9,950.
- Rules and Regulations: Updates will clarify information already included and will be posted on the web. The rules and regulations found in the directory pertain to SREA only. Those directories are updated every two years and coordinated by Dan and Connie Steiger.
- Tree Replacement: Phase I of tree replacement (those removed due to storm damage), will begin in the spring.

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NEW BUSINESS

- Proposed HOA Increase: It has been proposed that the SRA Homeowners Association Fees (HOA) be increased from \$225.00 to \$250.00 beginning February 1, 2021. This increase is due in large part to the storm damage, siding and roof repair, interior damage caused by roof damage and increasing costs for general maintenance, water/sewer, snow plowing/sanding, trash pickup, and gutter cleaning/repair/maintenance. To cover unexpected expenses, we have had to dip into the SRA reserve by approximately \$40,000. To be in compliance, our intent is to replace at least \$30,000 but the ultimate goal would be to increase the reserve as much as possible so we are prepared for any future catastrophes should they occur.

There was a good and productive dialogue with meeting attendees. All views and comments were appreciated as the board looked at the best course of action for the good of the whole. It was suggested that a smaller increase of \$10/month for the next three years be considered. After some deliberation, the board decided that was not a reasonable option. We would rather be proactive than reactive. Let it go on record that objections to an increase HOA fees from \$225-\$250 were made by Shelley Drescher and Jim/Susanne Culbertson.

Attendees did thank the board for what they do and their honest approach.

A motion was made to increase SRA HOA fees by \$25.00 per month (from \$225.00 to \$250.00) effective March 1, 2021 by Joy Smith, seconded by Fred Whitrock. Motion was accepted by unanimous consent.

SRA HOA fees will increase to \$250.00 per month effective March 1, 2021. No additional Automated Clearing House (ACH) paperwork is needed if currently use that method of payment. You will want to update your records to the new amount effective March 1. If you are still paying by check, we encourage you to complete the ACH paperwork within the next few months. That form, along with a letter of request, will be forthcoming.

ADJOURN: A motion to adjourn the meeting was made by John Denhartigh, seconded by Dennis Allen. Motion was accepted by unanimous consent and meeting was adjourned at 7:40 p.m.

NEXT MEETING: Next meeting (via Zoom) will be Monday, February 15, 2021 at 6:30 p.m. A reminder email will be sent to residents the morning of the meeting.

Respectfully submitted

Kristie Nielson Corning, Secretary
Saddle Ridge Association, Ltd.