

Saddle Ridge Association, LTD

937 Saddle Ridge, Portage, WI 53901

ANNUAL MEETING MINUTES FOR MONDAY, SEPTEMBER 18, 2023

Bethlehem Lutheran Church, W8267 State Hwy 33, Portage, WI 53901

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

ROLL CALL: Dennis Allen, Kristie Nielson Corning, Joy Smith, John Denhartigh, Fred Whitrock

ABSENT: None

GUESTS:

- Unit 780: Maureen Springer
- Unit 793: Jo Dodd
- Unit 821: Wendy and Larry Schlosser
- Unit 822: Judy and Dennis Allen
- Unit 827: Julie Kayartz
- Unit 829: Karen Leet
- Unit 832: Nancy and Gordy Miller
- Unit 834: Kathy and Pat Slupik
- Unit 837: Shelley Drescher
- Unit 839: Trudy Burkart and Don Honaker
- Unit 841: Dale DeLude
- Unit 886: John Denhartigh
- Unit 888: Carolyn and Steve Aldridge
- Unit 902: Wendy Crary
- Unit 907: Janice Petersen and Tom Benson
- Unit 1154: Linda and Doug Phillips
- Unit 920: Mary and Eric Soderlund
- Unit 943: Melva Quirk
- Unit 946: Jody Steele
- Unit 947: Mary De Wolf
- Unit 949: Marsha McCarthy Pulver
- Unit 1054/1062: Myra Johnson
- Unit 1055: Ruth Larson
- Unit 1059: Kristie Nielson Corning
- Unit 1060: Fred Whitrock
- Unit 1061: Vicki and Tom Tessman
- Unit 1118: Karen and Fritz Meierdirk
- Unit 1126: Jude Vaughn
- Unit 1138: Jon Vehring
- Unit 1156: Joy Smith
- Unit 1158: Joel Hammermeister

2022 ANNUAL AND REGULAR BOARD MEETING REPORTS:

- **2022 Annual SRA Meeting Report:** Copies of the September 19, 2022, Annual SRA Meeting minutes were provided and reviewed with no discussion. No additional comments or suggested edits were made. A motion was made to accept by John Denhartigh, second by Joy Smith. The motion was accepted by unanimous consent.
- **2022 SRA Board Meeting Report:** Copies of the September 19, 2022, regular meeting minutes were provided and reviewed with no discussion. No additional comments or suggested edits were made. A motion was made to accept by Dennis Allen, second by Joy Smith. The motion was accepted by unanimous consent.

MONTHLY REPORTS:

- **Secretary's Report:** (as presented by Kristie Nielson Corning) Copies of the August 21, 2023, meeting minutes were provided and reviewed with no discussion. No additional comments or suggested edits were made. A motion was made to accept by Joy Smith, second by John Denhartigh. Secretary's Report was accepted by unanimous consent.
- **Treasurer's Report:** (as presented by Joy Smith) Copies of the August 2023 Treasurer's Report were provided and reviewed with some discussion. It was noted that there is a \$150,000 profit line in the budget. This is due to

the difficulty in securing contractors to commit to doing the work. Projects have been set aside for completion in 2024.

- No additional comments or suggested edits were made. A motion was made to accept by Fred Whitrock, seconded by Kristie Nielson Corning. The Treasurer’s Report was accepted by unanimous consent.

UNFINISHED BUSINESS:

- Frontier will not be back until Spring of 2024.
- Unit 893 chimney repair/replacement cap work will be completed properly in September.
- TruGreen®: All treatment has been completed.
- Dog Responsibilities: Marina has experienced problems with unleashed dogs and owners neglecting to clean up dog waste. Notification was sent out to the offender and the issue seems to have been corrected. It has been noted that dogs are taken to the Marina early in the morning unleashed. This is not allowable and will be watched in the future.

NEW BUSINESS:

- **Review and Approval of 2023-24 Budget:** No additional comments or suggested edits were made. A motion was made to accept by Dennis Allen, seconded by Joy Smith. Motion accepted by unanimous consent.

Questions/comments brought forward were:

- Does the budget include water/sewer replacement cost? No. The newly created fund will help cover these projected costs. The \$35,000 is the total that is split between all of SR (dependent on number of units) except for Swan Lake Village. SRA has 127 units, SREA has 143 units, and the Forest has 54/55s units. Our (SRA) share is projected to be a little under half of the \$35,000.
 - Is there a maintenance schedule? Yes. A maintenance schedule was created a year ago. Prior to that, there was no schedule. Some fixes are hard to plan for, but we continue to do the best we can. We have not received the results back from the water test yet, but we should see that in a few days. Once that report is back and all checks out, the well will go back online for use.
 - Will there be any consideration given for additional streetlights between Meadow and SR West? This issue has been considered before with little movement. There are 28 lights that SRA pays for at a cost of \$800 plus/month. Dennis Allen will check into solar lights and will contact Tyler Hoel (H&M Electric) to see what the costs would be.
 - Tom Tessman recommended that a yearly comparative balance sheet be included in the annual reporting. This improvement will be made moving forward.
- **Board Member Resignation:** Appreciation was shown for the service provided by Kristie Nielson Corning as secretary to the SRA Board. A motion was made to accept the resignation by Dennis Allen, seconded by John Denhartigh. The motion accepted by unanimous consent.
 - **Marina Report:**
The Marina Report was presented by Tom Benson via PowerPoint. The following initiatives were highlighted:
 - Groundbreaking and installation of playground equipment
 - Dock stabilization
 - Shoreline repair
 - The basketball court was sealed, and backboards were rebuilt/painted.

Events are sponsored by the Marina to raise money for various projects. Steve Aldridge, commended for his commitment, has been involved in every aspect since 2016. He has now retired from the Marina Board and was presented with a plaque to thank him for his service.

A question was brought forward regarding who is allowed to use the Marina at no cost. SRA owns the Marina and only SRA property owners are allowed to use the amenities provided at no cost. However, there are easements sold to help cover the costs of operation. Priority on use of amenities is given to SRA residents or easement owners. The Marina has become a valuable asset to SRA and will only continue to increase in value. Anyone wishing to see the waiting list for boat slips should contact Tom Benson.

SRA has agreed to give the Marina a \$50,000 promissory note to surface the road to the property.

Much of the work done at the Marina is done by SRA volunteers and new volunteers are always welcomed. In addition, with the retirement of Steve Aldridge, the Marina Board is looking for a new member. If you are interested in a position on the Marina Board or would like to volunteer, contact Tom Benson.

- **SRA Board Elections:** We are happy to report that 58 proxies were returned. There are three people who are interested in the three open positions on the SRA Board of Directors. A motion was made to accept by Joel Hammermeister, second by John Denhartigh. The motion was accepted by unanimous consent.

ADDITIONAL COMMENTS FROM THE FLOOR:

- We have all been touched by new property appraisals. Dennis Allen talked with Pacific Township, and we can probably expect to see another appraisal in three years. If you have questions, see the Pacific Township website.
- Davis Construction will be doing some asphalt repair at 5-6 units on Tuesday, September 19, 2023, weather permitting.
- Projected tax increase when the Columbia Energy Center goes to solar has been extended to 2026 or beyond.

ADJOURN: A motion to adjourn the meeting was made by Fred Whitrock, seconded by John Denhartigh. The motion was accepted by unanimous consent and the meeting was adjourned at 7:32 p.m.

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

A YEAR IN REVIEW: LETTER FROM THE SRA PRESIDENT



September 2023

Greetings and Welcome to all SRA owners!

Another year is soon ending for us all, but not before giving us a record number of snowfalls last winter, and the hottest summer on record. September usually has zero 90° days, we've had four 90° plus days in the first week this year. We love Wisconsin!

We are very thankful that in the past year, we have had only one storm-related damage to one unit. That said, we have had a loss of many trees in various areas in our Association due to the very warm and extremely dry conditions. We've been able to keep on top of the removal of these trees as allowed by contractors. Unfortunately, the lack of qualified contractors has caused a problem in getting existing maintenance items completed in a timely manner. Often, reputable contractors are unavailable due to high demand.

The SRA Board of Directors has been diligent in our spending of the Association budget funds. Non-urgent projects have been incorporated into the budget for next year. The Utility Board has given us notice of a 2 ½% increase in both sewer and water budgets which basically reflects cost of living and projected repairs. In addition, the City of Portage is in the process of getting bid documents for a new Sewer Plant (\$35M) which will bring additional increases. However, those increases should not be realized for a couple of years. The current HOA (Homeowners Association) fees of \$300 will remain in effect for the coming year and, we hope, beyond.

Please know that the current Board of Directors are very involved in and care for the business we oversee. As always, your comments and continued support are much appreciated.

A handwritten signature in blue ink that reads "Dennis W. Allen". The signature is fluid and cursive.

Dennis Allen, President