

Saddle Ridge Association, LTD



Meeting Minutes for July 15th, 2024, 6:30 p.m.
Bethlehem Lutheran Church, W8267 State Hwy 33 Trunk, Portage, WI 53901
Zoom will not be available.

Call meeting to order. By Dennis Allen @ 6:30 pm

Board Members present/absent (roll call): Dennis Allen, John Denhartigh-absent, Joy Smith, Shelley Drescher, Wendy Crary

Introduction of Guest/s: Unit 822- Judy Allen, Unit 832 Nancy/Gordon Miller, Unit 920- Eric & Mary Soderlund, Unit 907 Tom Benson, Unit 1118 - Fritz Meierdirk, Unit 1144 – Margaret McWilliams, Unit 1148- Bill Henley, Unit 949- Marsha Pulver, Unit 1138- John Vehring, Units 1054 & 1062 Myra Johnson, Unit 780 Maureen Springer

Secretary's Minutes: (as provided by Wendy M. Crary). The June 2024, minutes were reviewed with no additional comments/suggested edits. A motion to accept the Secretary's Report was made by Shelley Drescher, seconded by Joy Smith. The Secretary's Report was accepted by unanimous consent.

Treasurer's Report: (as provided by Joy Smith) Copies of the June 2024 Treasurer's Report were reviewed with no additional comments/suggested edits. A motion to accept the Secretary's Report was made by Dennis Allen, seconded by Wendy Crary. The Treasurer's Report was accepted by unanimous consent.

Old Business:

- **Progress on siding unit 899-** there have been delays due to the weather but nearing completion. There were not as many structural concerns uncovered, but there are many angles and design features that slowed the progress.
- **Next units on the schedule are 903 & 904 which are a duplex style unit**
- **Unit 1128 work has been completed and the payment sent out.** The new owners have moved in and will receive their Welcome Packet this week.

New Business:

- **Discuss the tree trimming/removal at Units 943-950:** the work is progressing well. Along with trimming trees is the plan for removing the stumps. They hope to have the work completed by the end of the week.
- **Discuss bids for laying asphalt for driveways and WS Ridge:** the contractor chosen plans to begin the work the end of July or early August depending on the weather.
- **Update on the request by other HOAs in Saddle Ridge for a joint meeting of the Boards:** the meeting is scheduled for Monday July 29th. The intent of the meeting is to bring the Board Members together to discuss ideas and to share information regarding resources (contractors)
- **SRA insurance has had an increase of 1.44% which is a very positive number.** We have been informed this is due to not submitting any claims for quite some time.
- **Discussion at the Annual Meeting will include:** the By Laws proposed changes. Within the By Laws there are 4 key proposed changes.
 1. Updating addresses and correcting spelling and grammar errors.
 2. A proposal to remove the words 'deck' 'porches' in the section addressing SRA responsibilities. The responsibility for maintenance would revert back to the unit owner as was the case prior to the 2010 By Laws change.

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3. Removing language in the section addressing 'leasing' which has been recommended by our SRA attorney to avoid legal complications in the future and become compliant with state laws.
- **Discuss next round of unit power washing:** this week the following units will be cleaned- 1122, 1124, 1130, 1059-1060 garages
 - **Annual Meeting Proxy Vote forms are due to the SRA Board by August 1st.** The Board would prefer to have the forms turned in by this time but understand that this may not be possible and will accept them right up until the night of the Annual Meeting.
 - **SRA Board has two position openings** and ask that each resident please contemplate putting their name forward for consideration at the Annual Meeting. The By Laws require that officers be voted upon by residents. Please reference the earlier email dated July 1st from Joy Smith with all the details on how to complete the volunteer process.

Homeowner Concerns:

- Tom Benson asked that at the Annual Meeting discussion include decreasing the number of residents necessary to achieve a quorum for voting. Our current 67% of all residents is a much higher proportion than many other voting groups.

Other Business:

- **Fritz Meierdirk shared details of the Portage City Sewer Committee upcoming rate increases.** The increase is for the 'per 1,000 gallons' fee SRA Ltd pays and the 'Resident Equivalent Unit fee' for each unit. In 2024 these fees will increase by 25%, in 2025 an increase again of 30%, and the same percentage in 2026. The annual cost to SRA Ltd now is \$20.70, and will be \$25.87 for 2024, \$33.63 for 2025, and \$43.72 for 2026. There are several contributing factors, and more details will come later.
- **Shelley Drescher will be contacting the agent at State Farm Insurance to gather information to share in an upcoming email regarding coverage of damage to unit decks and porches.**

Meeting Adjourned: A motion to adjourn was made by Dennis Allen, seconded by Joy Smith. The motion was accepted by unanimous consent and the meeting was adjourned at 7:48 pm.

Future 2024 SRA Meetings: All meetings to be held at 6:30 p.m. CST at Bethlehem Church unless otherwise noted.

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- August 19th
- September 23rd Annual Meeting
- October 21st
- November 18th VIA ZOOM
- December- No meeting

