

Saddle Ridge Association, Ltd.

Meeting Minutes – October 27, 2025
Bethlehem Lutheran Church, Hwy 33, Portage, WI 53901 · 6:00 p.m.

1. Call to Order

The meeting was called to order by President Cliff Blum at 6:00 p.m.

2. Roll Call

Board Members Present: Vice President – Dale DeLude; Secretary – Barb Tetzlaff; Treasurer – Susan Hepp; Member-at-Large – Dennis Allen. None absent.

3. Welcome and Introductions

Guest Speaker: Jim Miller, State Farm Insurance, presented on the Saddle Ridge Association, Ltd. insurance policy, followed by questions and discussion. (See attached documents.)

4. Reports

- A. Secretary's Report – Correction: Previous meeting date changed to October 27, 2025. Motion to accept: Dennis Allen; Second: Dale DeLude. Motion carried.
- B. Treasurer's Report – No corrections. Motion: Dale DeLude; Second: Dennis Allen. Motion carried.
- C. Vice President's Report – 17 work orders requested in October; 7 completed, 10 in progress. Motion: Cliff Blum; Second: Dennis Allen. Motion carried.

5. Old Business

- Golf Cart Parking – Carts must be parked within five (5) feet of the building.
- Solar Tubes (Unit #1122) – Peggy Knapp approved to install; assumes all responsibility for any leaks or roof integrity issues and must inform future buyers of this responsibility.
- Water Leak (Unit #1118) – Following inspection by three building professionals, leak determined to originate from the patio door. Doors and windows are the homeowner's responsibility.

6. New Business

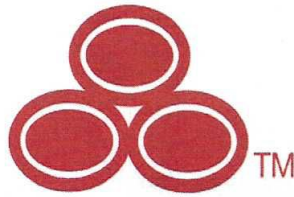
- Frontier Communications – Fiber optic service expected by end of 2025; sections will open for hookup as completed.
 - Gutter Cleaning – Submit work order for gutter cleaning.
 - Committee Volunteers – Members encouraged to join Building & Grounds, Safety, Finance, Legal Documents, or Long-Term Planning Committees.
- "Volunteerism is the voice of the people put into action." – Helen Dyer.

7. Discussion

See attached sheets regarding 2026 Water and Sewage Rate Increases.

8. Adjournment

Motion to adjourn: President Blum; Second: Barb Tetzlaff. Motion carried.
Next Meeting: April 20, 2026. No meetings are scheduled for November or December 2025, or January through March 2026.
Attendance: 25 HOA members present.



State Farm Unit Owner Bullet Points for Saddle Ridge

Welcome to State Farm's Condo Association Master Insurance Program. This two-page fact sheet is designed to assist you in:

- Purchasing your own Condo Unit Owners Insurance
- Filing Claims
- Ordering Certificates of Insurance for mortgage/lenders

Key information regarding the association's master policy:

1. The association's master policy currently has a \$20,000 base deductible per building and a 2% deductible per building for Wind/Hail. Wind/Hail deductible example: Building Coverage is \$1,481,000 = \$29,620 deductible.
2. Units are covered for 100% Replacement Cost including interior of the buildings and upgrades/improvements to units (finished basements)

Key information regarding unit owner's insurance needs:

1. You need a condo unit owner's policy, also known as an HO-6 or a condo RENTAL unit owners policy if you rent your unit. It provides coverage for your personal property, furniture, additional living expenses (in the event your unit is uninhabitable due to a covered claim) and personal liability. It also provides very valuable **loss assessment coverage** which needs to be increased to the maximum allowable by your condo unit owner's insurance company. Up to \$50,000 or \$100,000 in some cases.
2. The ideal Building Property coverage should be over \$40,000 to offset the association's deductible.
3. Unit Owner policy deductibles are common at \$500 or \$1000
4. We recommend adding Back Up of Sewer and Drain coverage to the Unit Owners policy as well

Claims

If you have a claim, notify your association's management company or designated board member and your own condo unit owner's insurance carrier. Claims that involve your personal property must be submitted to your condo unit owner's insurance carrier.

Certificates of Insurance for Mortgage Lenders

1. Call 608-846-5535, Melissa or Brandi will send the certificate of insurance
2. Please provide a fax number or email address to send the COI
3. Insurance Certificates will be processed within 24 hours

We appreciate your association's business and are committed to providing you and your community with prompt and professional service in the years to come.

Please call my DeForest office at 608-846-5535 with any questions or concerns.



Jim Miller, Agent

104 Murray St

DeForest, WI 53532

Bus 608.846.5535 Fax 608.467.1387

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Licensed: Wisconsin

Saddle Ridge Association, Ltd.

Explanation on SRA Insurance and \$20,000 Deductible

September 1, 2017

Saddle Ridge Association, Ltd. is currently purchasing an insurance coverage on the unit structures based on the current replacement cost.* There is however a \$20,000 deductible per incident in the policy.

The Association shall make assessments against the unit owners, as well as the units themselves, for the cost of the insurance based on the relative value of that unit. The premium is paid by the association annually and each unit owner is billed for their SRA board determined share of the premium. By precedent the association has been covering the deductible.

The Board of Saddle Ridge Association, Ltd. has put aside funds to cover the \$20,000 deductible by self-insuring for all unit owners.

* Current replacement cost is based on the most updated association description of the unit and will not include changes to the unit that have not been approved by the SRA board.

REU forecast 326 Units

Year	Inc %	REU	Inc/Unit	Monthly Cost	Annual Cost	Annual Budget	Actual Cost	variance	
23-24		17.33	0	5649.58	67794.96	67794.96	67794.96	0	
24-25		25	21.66	4.33	7061.16	84733.92	84733.92	67794.96	16938.96 Did not get charged for this increase, this giving us a surpli
25-26		40	30.33	8.67	9887.58	118650.96	84733.92	118650.96	-33917.04
26-27		30	39.43	9.10	12854.18	154250.16	154250.16	154250.16	0
27-28		30	51.26	11.83	16710.76	200529.12	200529.12	200529.12	0
Actual budget shortfall									-16978.08

Usage Forecast 1M gallons per month

Year	Inc %	Rate per 1000	inc * 1000 / 326	Monthly Cost	Annual Cost	Annual Budget
23-24		3.37		3370	40440	40440
24-25		25	4.21	2.58	4210	50520
25-26		40	5.89	5.15	5890	70680
26-27		30	7.66	5.43	7660	91920
27-28		30	9.96	7.06	9960	119520

Per Unit Cost Increase

Year	REU Need	Usage Need	Total Need	REU Actual	Usage Actual	Total Actual	2.5% other expenses	Total unit monthly Inc.	Water Monthly Inc	Total Utilities increase
23-24	0		0	0		0				
24-25	4.33	2.58	6.91	4.33	2.58	6.91				
25-26	8.67	5.15	13.82	0	5.15	5.15	1.10	6.25	0.76	7.01
26-27	9.10	5.43	14.53	17.77	5.43	23.2	1.10	24.30	0.8	25.10
27-28	11.83	7.06	18.89	11.83	7.06	18.89	1.10	19.99	0.85	20.84

Future Sewer Reserve Expense needs per the schedule

Year	Unilities	Infrastructure	Notes
25-26			
26-27		303000	Replace Sewer Pipes in Bluffs
27-28			
28-29			
29-30		400000	Replace Sewer Pipes in Lower Meadows, 899-909, 920-928, 943-950, tennis court
30-31	40000		
31-32	14000		