

Saddle Ridge Association, Ltd Meeting

Monday, 20 July 2026

6:00 p.m.

Bethlehem Lutheran Church

Hwy 33, Portage, WI 53901

Minutes

- Call meeting to order 6:00 p.m.- Cliff Blum
- Board Members present: Cliff Blum, President; Dale DeLude, Vice President; Sue Hepp, Treasurer; Shelley Drescher, Secretary; Dennis Allen, Member-at-Large
- Members present: Nancy & Gordon Miller-U832, Myra Johnson-U1054/1062, Kristi Nielson Corning-U1059, Jim Kuhl-U893, Tom Tessman-U1061, Fritz Meierdirk-U1118, Jo Dodd-U793, Joy Smith-U1156, Sue Emerson-U823, Maureen Springer-U780, Kevin & Michele O'Neill-U899, Jon Vehring-U1138, Jim Mraz-U944, Melva Quirk-U943, Patty VanEpps-U1152, Marsha Pullver-U949, Ed & Jodi Steele-U946, Bill Henley-U1148, Mary Soderlund-U920, Fred Whitrock-U1060
- **Secretary's report** - Minutes May 18, 2026. Shelley Drescher informed members that the correction on approving the previous minutes was made to the vote on approval from 4-0 to 3-1. Motion to approve: First motion to approve-Sue Hepp; Second motion to approve-Dennis Allen.
Call for vote: In favor 5 opposed 0. The motion carries.
- **Treasurer's Report**- A member asked why all the checks aren't shown on the report and asked for specifics on the checks. Sue Hepp replied that there is not a report to generate individual checks in Quick Books. She is working on a process to have this information available in a spreadsheet. You can always contact Sue directly if you have questions. Motion to approve: First motion to approve-Dennis Allen; Second motion to approve-Dale DeLude.
Call for vote: In favor 5 opposed 0. The motion carries.
- **VP's Report** - Dale DeLude Work Orders: 108 Work orders since September 2025. 99 Completed; 9 Open 3 of those will be completed soon.
Motion to approve: First motion to approve- Dennis Allen; Second motion to approve-Sue Hepp. Call for vote: In favor 5 opposed 0. The motion carries.

- June 15 meeting/picnic at Marina pavilion

Thank you to Eric and Mary Soderlund for coordinating the FD presentation. Thank you to Jon Vehring, Eric Soderlund, Dave Plank, and Dennis Allen for doing the cooking. Thank you to the O'Neill's and Larry Schlosser for the contribution of door prizes. Thank you to all who helped with the clean up after the picnic

- **Roads and Grounds Committee**

- Dennis took ground samples and sent them to UW. The report showed that there are no lime issues at any site.
- TruGreen was scheduled several times and for various reasons did not show up. We working on getting a company for a fall spray
- Roads and Driveways Asphalt - Some patching has been completed and a driveway in process. The patch in front of 840 will be completed next week.

New Business

- Tom Joswiak, SREA Treasurer will attend our August meeting to provide an update and explanation of the increases in water and sewer due to the construction of the new treatment plant. Sewer will be increasing from approximately \$8,000 to approximately \$11,000 per month. We are working on some modifications to the budget so that hopefully this will not increase HOA fees.

- **Rules and regulations**

- Violation notices-Per the Rules and Regulations; unit plantings in the owners limited common area should be kept in good appearance. Weeding and keeping bushes and shrubs trimmed. A few violation notices were sent out and it was determined this was not the best approach by the Board. One owner was extremely upset and felt he was being threatened by the notice that he was sent. Cliff apologized for not knocking on doors or contacting unit owners directly first. As a newer Board this was a learning experience. Going forward an email will be sent to all owners to let them know the Board will be addressing the upkeep of the unit's limited common area 30 days from the email going out. If anyone needs assistance with the weeding and trimming in their unit's limited common area to let the Board know and we will try and find someone to help you. Also, if anyone is able and willing to help neighbors with this to let us know.
- There is one unit in foreclosure and one unit possibly going into foreclosure. A member asked who's responsible for the upkeep on these

units. The response was that the one in foreclosure the bank is responsible for and the unit not in foreclosure yet, the Board is looking for someone to clean that area up..

- o A member asked about the bushes and trees hanging over the road on Pine Circle. Those are on Darin Gardner's property. Dennis has contacted Darin to have those trimmed and they are on his list of things to do.
- o The new long driveway on Pine Circle should have some type of apron on the road coming out. Trucks are tracking a lot of mud.
- o There was a suggestion of a weight limit on Pine Circle due to the number and weight of the cement trucks. Would it be better for the trucks to use the "dirt" road? One of the Board members will talk to Darin Gardner.

- **Rules and Regulations #30. Unit Owner Plantings will be updated to as follows:**

The SRA permits unit owners to maintain decorative plantings within the owner's limited common area. Those plantings must be maintained to not grow up against the siding or windows of the unit. Maintenance is the owner's expense. The area within the limited common area must be free of weeds and rogue plants/trees. In planting and maintaining flowers and shrubs near the foundation of any building, a unit owner may not alter the drainage around the building or otherwise do actual or potential damage to the building. If a unit owner wishes to have particular plantings, in the common areas outside of those areas in which the owner may plant and maintain flowers, shrubs, or trees, the owner will make application to the SRA for the specific plantings and location desired and the SRA may determine whether the requested plantings will be allowed and any cost allocation for their planting and maintenance, but they shall be part of the common areas subject to the control of the SRA.

Motion to approve: First motion to approve- Dale DeLude; Second motion to approve-Sue Hepp. Call for vote: In favor 5 opposed 0. The motion carries.

- **Rules and Regulations #10. Refuse/Recycling will be updated as follows:**

Garbage and recycling cans may be placed outside the night before trash is to be picked up but must be placed in the garage the same day trash/recycling is picked up.

Motion to approve: First motion to approve- Shelley Drescher; Second motion to approve-Dale DeLude. Call for vote: In favor 5 opposed 0. The motion carries.

- Unit 900 Co-dominate tree topper- Discussion on to have some branches cut off or the entire tree taken down. Branches have fallen and caused damage to the unit owner's vehicle. Dennis and Cliff will get estimates on both trimming and removal of the tree. This agenda item is tabled until the next meeting.
- Unit 902 requested an addition to their driveway. Dennis suggested adding an angle to be able to get to the driveway. This agenda item is tabled until the Board talks to the owners.
- Mary Soderlund inquired if the Association should purchase an AED. Mary will contact Ryan Armson from the fire department who presented at the June meeting get his suggestions.
- A member inquired about putting a ladder in at the Marina to get out of the water in case of falling in. Jon Vehring shared that the Marina has 2 ladders but not sure where or if they should be installed there. It's a no swimming area and putting a ladder in may encourage kids to swim.
- Fritz Meierdirk had several documents he read with the request that these be made part of the official records and included in the minutes and distributed to all unit owners. These documents are shown as an attachment in your email.
 - 1. [Director Removal Statement](#)
 - 2. [Request for Interpretation of Article II, Section 2.2 and 2.3 Voting Right for Units Held in Trust](#)
 - 3. [Questions - Account 4900](#)
 - 4. [Letter to SRA Board illustrating the scope of the siding placement issue facing SRA, Ltd](#)
 - 5. [SRA, Ltd Complex-Wide Siding Age and Replacement Status Review](#)
 - 6. [Proposal for Consideration: Bylaw Amendment regarding Marina Access](#)
 - 7. [Deeded Rights and Easement Agreements-questions regarding Marina Access](#)
 - 8. [Example of Potential Bylaw Language-Marina Access Right](#)
- Sue Hepp wrote an article that will be in the next Deer Tales reminding everyone of the speed limit in Saddle Ridge. Suggestion of adding reminding residents that a person must be 16 years old to drive a golf cart.
 - A Member suggested putting signs/cones that say *children playing slow down* in the areas that have children.
 - Another suggestion is to install solar powered speed limit signs.

- o These suggestions will be discussed at the next All Boards meeting in September.

Meeting Adjourned 7:45 p.m.

Next meeting:

August 17, 2026

6:00 p.m.

Bethlehem Lutheran Church, Hwy 33, Portage, WI 53901