

Annual Meeting Minutes
Saddle Ridge Association Ltd.
Monday September 22, 2025 – 6:00 PM
Bethlehem Lutheran Church
Hwy. 33, Portage, WI 53901

Call meeting to order – Dennis Allen called to meeting to order at 6:10pm. We were asked if it was okay to record/film our meeting and several were not comfortable with that so the film was turned off.

Board members present/absent – Present were Dennis Allen, Joy Smith, John Denhartigh, Barb Tetzlaff

Introduction of guests – Please sign the guest register when arriving and take packet of information. We were very pleased with the turnout for this annual meeting. There were 50 units represented, with an additional 19 proxies.

Secretary's minutes – Joy Smith-Not mentioned

Treasurer's report – Joy Smith-Not mentioned

A quick update on Frontier internet service was presented by Dennis Allen. Supposed to start in October and be finished in about 6 weeks.

Another quick note that Jim Miller from State Farm Insurance will be attending the October 20th meeting to discuss our condo insurance along with any questions anyone may have.

Tom Benson represented the Marina and gave a presentation about the work that was done as well as the work that may be

done this coming year. All is going well and budgets and meeting minutes from the Marina board were previously handed out or emailed to everyone in SRA as well as all the easement owners, of which there are about 70 of them right now.

Dennis Allen gave his annual speech of which is attached to these minutes.

John Denhartigh gave a speech about his findings on the siding jobs that need to be done. He went around with a siding professional and noted that all units seem to be in pretty good shape except for one. That one could possibly be done next year. The professional noted that the most important things to be done are the roofs, house power washing, and gutters.

Old Business:

We are still working on the mold problem at unit 947 and hope to have it all completed soon.

There is also a leaking problem at unit 1118 above the patio door area. We have had several people looking at it to solve the problem. Hopefully to be solved soon.

Off-season golf cart storage forms are now available on our website under documents.

Tree work has been completed since August 23 storms.

There are three candidates for our Board this year.

With John Denhartigh's term being up and not running again, and Joy Smith resigning with one year left on her term, and Shelley Drescher resigning with one year left on her term, we will need all three candidates.

Candidates are:

Clifford Blum who lives at 891

Dale DeLude who lives at 841

Sue Hepp who lives at 898

(Copies of letter of intent are attached to the email
sent with this agenda)

Dennis Allen made a motion to accept all 3 candidates with Joel Hammermeister seconding the motion. All members were in favor.

New Business:

Vote on 2025-2026 Annual Budget

A paper vote was taken, the yes vote was 57, and the no vote was 12. So Budget was approved by all members. The new HOA fee starting October 1, 2025, is \$310 per month.

New Board members were to meet immediately after meeting to elect officers.

Adjourned at 7:00 pm

Next meeting to be held Oct. 20th

No meetings for Nov., Dec., Jan., Feb., March

First meeting in 2026 will be April 20th at 6:00pm at the Church

Saddle Ridge Association Ltd.
Board Only Meeting
Following Annual Meeting to Elect Officers
September 22, 2025

Minutes

Meeting called to order at 7:15 pm.

Barb Tetzlaff made a motion to nominate Clifford Blum as President (2 yr. Term)

Second by Sue Hepp

Dennis Allen made a motion to nominate Dale DeLude as Vice-President (3 yr. Term)

Second by Clifford Blum

Clifford Blum made a motion to nominate Barb Tetzlaff as Secretary (1 yr. Term)

Second by Dennis Allen

Clifford Blum made a motion to nominate Sue Hepp as Treasurer (1 yr. Term)

Second by Dennis Allen

Dale DeLude made a motion to nominate Dennis Allen as Member-At-Large (2 yr. Term)

Second by Barb Tetzlaff

Meeting adjourned at 7:40 pm.

Presidents Review of 2024-2025 Annual Meeting September 22, 2025

Welcome to all SRA owners

The last quarter of 2024 was quite normal. Our mowing company, Eric's Lawn Service gave us notice that he would not be mowing for us in 2025. The Board sought bids for the 2025 season and beyond. We received bids from three companies, all competitive, but 10 - 15% more than our current rate. As most of you know, the new service had problems performing. A new service was found and has done a great job.

Winter snow removal was done by our current contractor, Most Snow Removal. The winter was more on the mild side, so costs were lower than expected than the budget showed. We received bids for snow removal for the 2025-2026 winter season and decided to stay with our current contractor, Most. They provide quality service and had the lowest bid.

Most of us like the trees in Saddle Ridge Association, but the storms this summer caused problems with downed trees, along with some dead and dying trees. Tree cleanup and removal is a significant cost for SRA. We try to keep up with this, but scheduling is sometimes difficult.

The Board uses Vinnie's Handyman Service for the majority of our needs. We changed our handyman due to problems with previous services. This change also saved SRA money.

It has been a rough summer for the Board, as we have and are losing three members due to resignations and end of term. Experience on the Board is extremely valuable. There are so many things that take place that makes SRA a great place to live.

The Board is suggesting a \$10 increase in our HOA monthly fees. This increase is due to increases in water and sewer rates, electricity for street lights, contracted services, such as mowing, and overall additional costs, as we have all seen in our individual living expenses.

The Board did spend additional funds above our budget, but we had excess reserve funds to cover this. By doing additional work on roofs and driveways, we saved approximately \$30,000 versus waiting to the next two years.

I will continue to try to do the best job I can for our association, Saddle Ridge Association LTD. It is a wonderful place, lets keep it that way!

Sincerely,
Dennis Allen - President