

Forest Condo Association - Unit Owners Annual Meeting

Thursday September 22nd, 2025

Saddle Ridge Marina Pavilion

Attendance: the following units were represented in person or by proxy – 807, 808, 809, 909, 910, 912, 914, 916, 917, 918, 919, 921, 924, 928, 929, 951, 952, 953, 956, 958, 959, 960, 961, 962, 964, 965, 966, 968, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1044, 1045, 1046, 1067, 1160, 1162 – Quorum present

Special Thank You to Steve and Ann Fenley for organizing a pre-meeting potluck dinner and providing the Hamburgers, Brats, Utensils and other amenities. It was a nice way to kick off the meeting.

President Lang called the meeting to order at 6:00 PM

The minutes of the 2024 Annual Meeting were accepted without additions or corrections. Motion made by 951 and seconded by 1162

Announcements: New unit owners at 807, Brian and Jessica Jacobson

New Business:

Linda Brandt (Unit 917) spoke about a survey she conducted on this side of Saddle Ridge over the past few weeks to gather information and thoughts on Deer Tales. It was the general consensus that many people miss getting a printed copy of the publication. A discussion was made surrounding the costs of the publication, the challenges that some of our members have getting access to it and how we can proceed moving forward to satisfy all parties. Some of the feedback was as follows (and apologies if some of the comments were missed, they were coming in at a fairly rapid pace)

- Unit 917 Dan Brandt likes the notion of a kiosk for people to get Deer Tales
 - Unit 1162 Don Krueger offered to assist with distribution of printed copies
 - Unit 965 Sandy Blankenheim believes that it has led to a decrease in attendance of ladies luncheons due to the printed copy no longer being provided
 - Unit 966 Ann Fenley suggested we have 1 point person for the association and a small network of volunteers to help pass out the printed copies
 - Unit 808 Peg Shannon volunteered to be the point person. This was motioned for approval by Unit 966 and Seconded by unit 1039. All were in favor.
 - Peg Shannon's email is peg@realinsurancenow.com and her phone contact is 608-834-3206. If you require a paper copy, we will have them available at the clubhouse. But if you do need a copy delivered, please reach out to Peg to set up a method to get a hard copy.
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- Ash Trees were removed by Pond #2. They were diseased and needed to be removed. However moving forward, we will not be taking down "live" trees unless there is an imminent threat to the adjacent properties.

- Frontier Update. Per Dennis Allen from SRA, Frontier plans to resume construction/installation of fiber lines into Saddle Ridge based upon their original plan. Units 966, 917 and 964 all requested that we receive notification of when the installation is going to happen and what the plans are. Especially in instances of sprinkler systems. We will be looking into obtaining the contact information of the point person from Frontier.
- Pond pump on Pond #1 has gone bad. We are looking at sourcing either a new or refurbished unit. Rick Lang is getting pricing from a company based out of Wausau, WI. 961/929 moved to go forward with a new pump.
- Snow plowing is going through a bid process headed up by SRA. We will know more details as they get closer.
- Tax Mishap from 2023/2024 discussion. Jason Youra provided details on why we had to pay \$360 twice in 2024. We had an unfortunate miscommunication where Jason was under the impression from a discussion with MBEG in Portage, WI that we had until December 31, 2024 to pay the 2023 taxes. That date was actually October 15th, 2024. The Federal Government would not make any exceptions. We still saved overall on accounting services and will now pay well before October to avoid this situation again.
- Mowing will continue to be done by our new lawn service, Simply Green Lawn Maintenance. We hired him in May and he has done a fantastic job to date. 966/917 moved to keep that service

Utilities Update: Steve Letourneaux presented an update on where Saddle Ridge as a whole is at with regard to the Sewer System. Overall, mechanically it is in good shape. Over the past couple of years, we have had a few repairs done to a couple of the lift stations. This program is managed in partnership with General Engineering Corporation in Portage, WI. There was an increase in the Sewer of about \$6.28/unit/month with more increases coming in 2026. Steve also asked that we try to reduce watering to 3 times/week and to use optimal watering hours.

Steve is also part of the Design and Review Committee and made the statement that if you are looking to put any type of addition to your home or something on the exterior of the home and in the limited common areas, that the design and review committee be contacted for prior review and approval.

Unit 1162 asked that Steve come over to look at an oak tree that she would like to see removed or limbed.

2025-2026 Budget Review. Jason Youra went through line by line the budget for 2025-26. The budget was looked at from many different angles and calculations, but due to rising costs (mostly in Sewer), it has been deemed that the Forest Association will need to raise monthly maintenance dues across the board at \$25/month/unit. So for Units currently paying \$155/month, it will increase to \$180. For the six units on Septic at \$140/month, it will increase to \$165. A motion was made by Unit 961 and seconded by Unit 965 to approve the budget. It was approved. Unit 966 wanted some clarification on the dues increase, so Treasurer Youra reiterated the increase in pricing in some areas of our budget, but that was mostly due to significant water/sewer increases, which is almost 50% of the budget.

It was also discussed that Forest Association Financials are available on the Website: theforestassociation.com and that they are updated Quarterly (every 3 months). These financials include: Operating Account Bank Statements, Expense Ledger and a current account balance snapshot.

Only 1 position on the board was up for vote this year. That was for the Secretary Position held by Brendan O'Neill. He was elected unanimously.

Fall Yard Waste Pick Up discussion was held. Again, there are no plastic or garbage bags. Yard refuses only and it is to be placed across from units 927/928 from October 20-November 9, 2025. Please, no waste after November 9th. Thank you

Motion was made at 7:11pm by units 961/916 to adjourn the meeting.