

**Saddle Ridge Homeowners Association Board Meeting
Minutes**

Regular Meeting – January 17, 2019 6:30 PM

Location: Eastbrook SR Model House – 9610 Sunset Ridge Dr, Rockford, MI 49341

Board members present: Jason Waugh, Tawni Brower, Jason Rosenzweig, Quentin Adkins, Annemarie Lebioda, Peggy Frizzo

Board members absent: Kathleen Adams

Others present: Mike Metz

- I. Called to order – 6:31 pm
- II. Approved minutes from regular meeting Dec 10 and special meeting Dec 17
 - a) Need to update Dec 10 minutes with Nicole Pasch's name for the water committee
- III. Public comments: None
- IV. New Business
 - a) Douglass Environmental issues - DEQ violations: Jason R was approached by Kevin/Algoma Twp about the fines and violations for Saddle Ridge. Jason contacted Wendy Tanis and she forwarded him related emails, which Jason forwarded the rest of the board prior to this meeting. Discussed concerns about Eastbrook and Douglas Environmental not completing agreed upon work, we want to discuss our concerns in a meeting with Eastbrook.
 - b) DEQ/Eastbrook Communications: Discussion regarding lack of regular communication from Eastbrook and Douglas Environmental on sewer and water status. The board needs to be kept aware of the status regularly. Quentin had already asked Wendy and Kathleen to copy him on the emails. Jason R will email Mick and Kathleen to request a meeting to discuss this and other topics as well as to adopt the budget. Jason R will have us look at the letter before sending it.
 - c) Financial update/discussion: Annemarie had some questions about the budget and history of the loan, and has concerns about the rate SR is paying back the loan. She will do some more research regarding how HOA expenses are typically handled in new developments when there are few homeowners paying HOA fees.
- V. Old Business
 - a) Discussion of enforcement of bylaw infractions process
 - b) Xmas light display discussion: Will follow-up on communication with Jason M. It was noted that there was increased traffic chaos nearer to Christmas and that the trolleys also returned.
 - c) Turnover & Management Company research: Nothing new to report. Annmarie will email the Transition committee some research information. A Transition committee meeting date of January 31 was decided.
 - d) Common Ground Maintenance – Fence, Signage, etc.: Quentin has a quote from Lowe's and will forward it to us, it is for replacement of approximately 50% of the existing fence, includes an option for Lowe's to remove the entire existing fence.

e) Recreation proposal / Tot Lot update: Mick was supposed to talk to Dr Shibler about the potential new school, but we did not hear from him. Will add this topic to agenda for meeting with Eastbrook. Mike M asked about the construction trailer near the water plant, it was already supposed to be removed. We will ask Eastbrook about this in the meeting to be scheduled.

f) Website: Peggy is working to set up the initial account.

VI. Public Comment: None

VII. Set Next Meeting: February 21 at 6:30pm, Jason R has reserved the model home for board meetings indefinitely.
We will have a biannual informational HOA meeting in April. Jason R will get a location.

VIII. Adjournment: 8:31 pm

Revisions to original draft:

- Updated the notes about the bylaw infraction process discussion in V – a, per review.
- Updated the notes about the website in V - f.