

SADDLE RIDGE SITE CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF MEMBERS
November 27, 2018

Minutes

- I. Sign-In of Members. A quorum was confirmed.
- II. Introduce Board of Directors. The Board consists of 7 people. The Board members from the community are: Tawni Brouwer, Quentin Adkins, Jason Rosenzweig, Eric Krummen and Jason Waugh. Jason Waugh was appointed to the Board in 2018 when Derek Shubert resigned. The Board members from the Developer are Kathleen Adams and Mark Woudstra.
- III. Water/Sewer Operations - Brian Powell of Douglas Environmental was present.
 - a. Brian reported that removing debris from the waster water system is a big problem. Residents should never flush disposable baby wipes even if they say they are flushable. Run offs are caused by disposable wipes. It is crucial not to flush them.
 - b. We are using increased chlorine because there were some complaints about the smell.
 - c. Expansion of water system. Doubled size, 4 membranes. Finishing programming of it in 10-14 days.
 - d. Water pressure upgraded. Some people in higher areas complained about water pressure. We don't want pressure increased overall because it would be too great for houses at lower levels. Brian will talk with Wendy Tanis about ways to balance it. High demand times are 5:30-9:30 AM. Do not sprinkle lawns during peak hours. Bylaws state that watering of lawns should be done between 9 PM and 5 AM.
 - e. Power fluctuations have caused some problems in past, but it was upgraded in August to have generator work faster.
 - f. Hydrant maintenance is done annually, tagged, winterized.
 - g. We are in good standing with the DEQ. Brain Powell reports to Brian Esperanza at the DEQ. We have list from DEQ of what to test for.
 - h. We are not required to test for PFOS. We tested once after the news broke about Wolverine and we are fine. Some residents thought we should test again. Jason R commented that it does not warrant testing annually because no maps show that it is close to Saddle Ridge. Algoma Township has a link on their website, and you can see it is not near SR.
 - i. Lights on building being replaced and upgraded.
- IV. Sales update. The project has 230 building sites. There are 183 homes closed and occupied (80%). Two houses are sold/under construction. One showcase home is complete and two under construction.
- V. Financial statements and budget.
 - a. The profit & loss statements, balance sheets and budgets were distributed for both the Saddle Ridge Site Condominium Association and

- the Saddle Ridge Utility Association. Accounts are kept separately for these 2 branches of the association.
- b. Saddle Ridge annual fee will remain at \$600 for 2019, however we are returning to 1 annual payment in 2019. Last year we tried 2 payments however many people made the first payment and then did not send 2nd payment on time. Too much time was spent trying to collect past due accounts. If anyone needs 2 payments, call Amber at the office to work out an arrangement.
 - c. For the site condominium association, salt and sand 'deicers" are a huge expense for the association and we need to try to reduce the expense.
 - d. There are still 10 delinquent accounts for 2019. A few people have called to make arrangements. Liens will be filed for unpaid accounts at end of year.
 - e. Water/sewer rates will increase in 2019 as negotiated and approved by the Board members.
- VI. Introduce 8 Nominees for Board of Directors. Six to be elected for a total Board of 7 members, 6 from community and 1 appointed by Developer.
- a. Quentin Adkins, Tawni Brouwer, Jason Rosenzweig and Jason Waugh are current board members running for re-election.
 - b. Peggy Frizzo, Jason Haslacker, Annemarie Lebioda and Scott Setlock are new nominees.
- VII. Vote for staggering terms. Also, on the ballot was a vote for staggering terms. In lieu of 1-year terms, the directors will be divided into 2 or 3 classes of 1, 2 or 3-year terms, with terms expiring in staggering years.
- VIII. Discuss pros and cons of annual audit or waiver of audit for association accounts. Audit voting forms were distributed. The current Board advised voting to waive the audit.
- IX. Election/Voting for items VI, VII and VIII. Results were tabulated the next day.
- a. The new Board members are: Quentin Adkins, Tawni Brouwer, Jason Rosenzweig, Jason Waugh, Peggy Frizzo and Annemarie Lebioda.
 - b. Staggering terms were approved.
 - c. The Audit was waived for 2018.
 - d. The new Board will meet soon to decide on officers and term length for each member.
- X. Misc.
- a. Jason R brought up subject of front entry fence which needs repair or removal. Options are re-build, patch, or partial repair and remove part. The Board is discussing options.
 - b. Dave Majeski said that he will return to Architectural Control Committee
 - c. Association Management contact info:
adams@eastbrookhomes.com – architectural review and rules issues
tanis@eastbrookhomes.com – water, sewer, snow and landscape issues
amonroe@eastbrookhomes.com – accounting - annual association accounts
misiewicz@eastbrookhomes.com – accounting - utility accounts
- XI. Adjourn