

**Saddle Ridge Homeowners Association Board Meeting
Minutes**

Regular Meeting – Thursday, February 21, 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: David Majeski

- I. Called to order – 6:36pm
- II. Approval of minutes from 1/17/2019 regular meeting & 2/14/2019 special meeting – approved with revision to HOA item
- III. Public comments – Question about being able to pay the association fees in two payments.
- IV. New Business
 - a) Turfs R Us – Peggy will invite Jon to the next meeting, Annemarie will contact Wendy to ask about the price difference in what we are being charged.
 - b) Website Roll out – Want email group subscription, maybe surveys someday, don't publish minutes for special meetings, but list the meeting. Motion to make the website go live – passed.
 - c) Violation letters discussion per Kathleen's email- Jason W contacted the chainsaw complainer via FB Messenger but didn't get a response, Jason will ask Kathleen for more information about the complainant.
 - d) Discussion of well pump #2- Annemarie explained some concerns about the financials and will follow up with Mark Woudstra before our next meeting.
 - e) Discuss liens and potential actions. Annemarie will contact Kathleen and get copies of correspondence regarding unpaid fees. Will ask about letter to non-Saddle Ridge neighbor.
- V. Old Business
 - a) Continuing discussion of water/sewer issues- Quentin showed us action item list from Wendy. Jason R will have his supervisor contact DEQ to check status of SR sewer facilities. Quentin will ask to review SOPs with Nicole P. Make sure Brian contacts DEQ about sludge tank.
 - b) Xmas light display discussion- Changing March meeting date to March 20th. (Later changed meeting to March 26.)
 - c) Turnover & Management Company research- Tawni-Realco, not a good feeling about them. Annemarie-Granmark.
 - d) By-law infractions discussion – Agreed on rolling calendar year, what counts as an additional offense – weekly, fees of 75 and 250 and no increase with additional occurrences. Jason W will edit doc and send it around.
 - e) Set spring Informational meeting: at Algoma Twp Hall, 7:00pm on April 17th.

- f) Common Ground Maintenance – Fence, Signage, etc. –We want Eastbrook to remove the nature sign, will add to Wendy’s action item list.
- g) Recreation proposal / Tot Lot update- Discuss options for adding a basketball court. Jason R will invite interested people.

VI. Public Comment- none

VII. Set Next Meeting- March 20th (Later changed meeting to March 26.)

VIII. Adjourned at 8:58pm