

## **Saddle Ridge Homeowners Association Board Meeting Minutes**

Regular Meeting – Tuesday, March 26, 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, Chris Linsley, Josh Daniels, Justin Bascom

1. Called to order at 6:30
2. Approval of minutes from 2-21-2019. Approved.
3. Public comments. None
4. New Business
  - a. Douglas Environmental is planning to phase out their involvement in operations, we will need someone to run our water and sewer plants in approximately 18 months. Quentin will ask Wendy to work on a request for qualifications and then an RFP.
  - b. New school. Homeowners were concerned about the school and RPS plans for curb cut on Edgerton and on Saddle Ridge, using SR water and sewer systems. Algoma Twp assures us that RPS is/will follow all legal requirements for permits and so on. Supporting an elementary school was considered in the design of the water and sewer systems from the beginning. All good.
5. Old Business
  - a. Sport Court. Jason R read a letter from a neighbor in support of the court. Additional neighbors present at meeting to discuss support, funding, possible locations, size, and features. A half court would fit on the space Mick has reserved in the newer area, but we think Mick doesn't support a sport court. Jason R will talk to Mick about his commitment/conditions for him to give money. Possible sizes for 'full' court 40x80 or 50x100. Approx \$10k for just the concrete for 50x100 court. No lighting necessary, may need fence or retaining wall depending on location. Board will not approve funding for building it by increasing dues or special assessment. Neighbors in support plan to donate money to build it if approved.
  - b. Late association dues & utility bills. Annemarie got record of communications with the homeowners who are in arrears. Motion to have Annemarie communicate with the three homeowners who have a lien placed, and give them 30 days to pay in full and if not, we will take them to small claims court. Motion passed. In the future we will pursue a policy to handle this.

- c. Utility Report. Discussed the fencing near sewer building and the trespassing. Cost of new fence too high, agreed to go legal route, add a no trespassing sign and send a letter. Cost of adding slats to fence around the building also too high. Regarding water/sewer standing with DEQ, Jason R checked with Algoma Twp and we are in good standing.
- d. By-law infraction update. Discussion of concerns about details of process. Motion to update process so infraction count does not reset. Motion passed. Jason W will ask Kathleen for copy of the letter Notice of Violation so we can review and update so it works with the new process for fees.
- e. Turnover report. No update
- f. Spring meeting plans confirmed for Algoma Twp Hall. Board members meet at 6pm, information meeting starts at 7pm.
6. Treasurer report. Discussion in old business regarding next steps with extreme late bills/liens.
7. Communications/Website report. Subscribe option available now, Peggy will send a communication to test it.
8. Public comments. None
9. Next meeting will be at 6pm April 17 at Algoma Twp Hall
10. Adjourned 8:17pm