

**Saddle Ridge Homeowners Association**  
**Regular Board Meeting Minutes**  
Tuesday – October 22, 2019 5:00 PM

Location: Eastbrook SR Model House

Board members present: Jason Rosenzweig, Tawni Brower, Quentin Adkins, Annemarie Lebioda, Peggy Frizzo, Jason Waugh, Kathleen Adams (Peggy arrived late)

Also present: Mick McGraw, Mark Woudstra, Mike Metz (Mick arrived late)

1. Meeting called to order at 5:05 pm
2. Approval of minutes from September 19, 2019 meeting. Motion made by Annemarie, seconded by Tawni, all were in favor.
3. Public comment – none.
4. New Business
  - a. 2020 Budget discussion lead by Mark, went through provided balance sheet dated 10-22-2019, HOA budget spreadsheet dated 10-01-2019, utility operations spreadsheet dated 9-23-2019, and Saddle Ridge Utility rate projections undated. Mark W will check on the road resurfacing projection.
  - b. Utility System discussion lead by Mark and Mick, went through provided Rehabilitation of the Saddle Ridge WWTP document from IAI. Discussed the report from EGLE and the response to the list of deficiencies and enhancements. SR will be getting a new operator, transition from Douglas Environmental to IAI is planned to start November 11, 2019. It will take time to collect more information about spending and changes in costs, will share more information next year.
  - c. Discussed creating a policy for dealing with delinquent payers, generally all in agreement, Annemarie will draft it. Jason R will get policy information from two other municipalities.
  - d. Discussed new tot lot, using the money pledged by Mick and reviewed the play equipment quotes and cost of landscaping. Annemarie made a motion to create a \$50 special assessment to pay for a portion of recreation equipment, and to increase yearly HOA dues to \$650 to cover budget needs, and to raise the initial and transfer fees for home purchases from \$150 to 300. Quentin seconded. Motion passed with five in favor and Peggy opposed.
  - e. Reviewed the lawn maintenance and snow removal quotes for the contract for 2019/2020 and 2020/2021, selected the bid by Turfs R Us. Motion made by Tawni, seconded by Peggy, all were in favor.
5. Infractions report, another backyard basketball court was installed without permission, on E Morgan Trl. Jason W will follow up.
6. Old Business
  - a. Bus stop discussion of too many cars parked on streets and concern about safety. Tawni forwarded email earlier from RPS transportation saying they would not be adding a stop. Peggy will put something out about the bus stop, including to keep a couple car lengths back from intersections.
7. Communications/website report, corrected and republished the utility rate sheet, added meeting minutes from July, updated meeting description to say 4<sup>th</sup> Thursday. Peggy will send a communication (email to subscribers, and post in FB group) regarding bus stop & parking, water meter explanation, board seat election, and annual meeting.
8. Public comment – none.
9. Set next meeting, which will be the annual HOA meeting of members, for November 21, 6pm, at Williams Form. (*Note: the meeting time later changed to 6:30pm*)
10. Adjournment at 8:21pm, motion by Annemarie, second by Peggy, all in favor.