

SADDLE RIDGE SITE CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF MEMBERS
November 21, 2019

Minutes

- I. Sign-In of Members.
- II. Introduce Board of Directors. The Board consists of 7 members. The Board members are: Tawni Brouwer, Quentin Adkins, Jason Rosenzweig, Jason Waugh, Annemarie Lebioda, Peggy Frizzo and the Developer. Kathleen Adams and Mark Woudstra present for the Developer.
- III. Algoma County Outreach Officer Ryan Thomas spoke. New officer starting in December. There have been 12 calls in past year, all minor, except for 1 auto theft. Quentin brought up that we should compile list of owners of doorbell “rings” to be able to capture photos if ever needed
- IV. Sales update. The project has 230 building sites. There are 192 homes closed and occupied (83%). Four houses are sold/under construction.
- V. Election for Board of Directors. One seat is open on Board of Directors this year. Tawni Brouwer was nominated for re-election. No other nominees were made. Ballots were distributed. Tawni was re-elected.
- VI. Explanation of annual audit or waiver of audit for association accounts. The Board of Directors have reviewed the accounts throughout the year and recommend that members vote to waive the audit. Annual Audit Vote forms were collected. Those present voted in favor of no audit, but board will reach out to members not present at meeting to turn in their forms.
- VII. Review financial statements for Saddle Ridge Site Condominiums.
 - a. **Annual fees will increase by \$50 to \$650 in 2020**, largely due to salt/sand/deicer, which is largest expenditure in budget costing over \$48,000 in 2019. Board is still trying to control cost by talking with Turfs about only dropping salt in middle, not both sides and identifying 1st tier streets. We just entered new 2-year contract with Turfs. Board reviewed 5 or 6 bids but decided to stay with Turfs.
 - b. Reserve account is now \$81,981. Association is saving for road repairs in coming years. Plan is to replace worst roads with 2-inch mil and new coat.
 - c. There are only 2 delinquent accounts of over \$800 each (due to late fees). Board is trying diligently to collect. Liens are placed on delinquent accounts.
 - d. **There will also be a one-time special assessment of \$50 added to annual bill this year for park improvements.** A new park will be installed on Sunset Ridge Drive just South of West Morgan Trail Drive near mailboxes. The developer offered the association \$25,000 for park equipment to be

used in any way that the Board felt would be best use for community. If the desired improvements exceed \$25,000, then the association is responsible to raise the funds. We also received a grant of \$7,168 from Gametime, who will be supplying the play equipment. We have purchased equipment and it will be installed in the spring. The Board has decided to do a one-time assessment of \$50 to fund the additional park improvements of approximately \$9,600.

- e. The entry fence also needs repairs/replacement and Board has received bids. Volunteer community improvement days have been held in the past to help with costs and the board will try to coordinate more dates as needed. A long-term plan needs to be adopted for all improvements/repairs to make sure funds are planned accordingly.

VIII. Review operations and financial statements for Saddle Ridge Utility.

- a. **REMINDER AGAIN – DO NOT FLUSH BABY WIPES EVEN IF THEY SAY THAT THEY FLUSHABLE. THEY CAUSE PROBLEMS FOR SEWER PLANT.**
- b. The association is hiring a new operator for the Water/Sewer Operations. The previous operator, Brian Powell with Douglas Environmental, had some health issues which resulted in some operational and reporting problems. We had been looking for a new operator since summer but did not immediately find someone.
- c. The Michigan Dept of Environment, Great Lakes & Energy (EGLE), has been more active in their oversight of water/wastewater plants partly due to recent state water problems in Flint and PFAS contamination. The heightened activity of EGLE and the reporting problems by Douglas Environmental caused the developer/association to receive some notices from state EGLE agency regarding deficiencies at the plant.
- d. As of Nov. 11, 2019, we found a new company to take over effective December 2019: Infrastructure Alternatives, Inc. (IAI). They are in Rockford. They are doing assessment of sewer plant. They will be more expensive, but they come highly recommended. Developer had a meeting with EGLE and took IAI with us. IAI has worked with EGLE before and we feel confident that IAI is well qualified to help us with any enhancements which will be required by EGLE.
- e. Over the next 120 days, we will confirm all improvements required by EGLE and work on a plan of implementation with IAI. This will result in increased fees to be shared by Developer and the Association. The Developer and Board will need to work together on the budget/fee structure. An informational meeting for residents may be held in late spring if necessary.

IX. Question and Answer Session.

X. Adjourn