

Saddle Ridge HOA Board meeting

REGULAR BOARD MEETING

Tuesday, April 20, 2021

Board members present: Jason Rosenzweig, Tawni Brower, Annemarie Lebioda, Peggy Frizzo, Brett Gorby, Josh Bires

1 Call to order - 8.05

2 Approval of minutes from previous meetings - Approved - motion Peggy

3 Public comments - None Present

4 New Business

I. Common ground maintenance -

- a. Need to discuss additional trimming/maintenance with Turfs that needs to happen in common areas.
- b. Organized effort, utilize the committee that was created for this = Contact James Woods to see if he wants to handle this. (Peggy)
- c. If No, we can walk through and create a plan.
- d. Peggy suggests to physically walk thru these areas with Turfs to come up with a plan.
- e. Fence maintenance is delayed due to school construction being delayed.
- f. Wendy to quote adding a bench and trash can to new tot lot. (Peggy)
- g. Peggy to send Turfs contract to Brett/Josh

II. Dogs

- a. No discussion needed but let's not address issues on Facebook. Maybe state that we have formal processes for complaints and that should be followed.

III. Update to FAQ -

- a. talked about the updates - nothing approved as we want more time to read over and digest.
- b. Mailbox questions and update that. New replacement was installed by Jason neighbor - will follow up and get info where he purchased. Verified while in meeting = Purchased at Lowes - only the mailbox not the bottom portion.

5 Old Business

I. Sewer Plant

- a. Review annual budget proposal draft that Annemarie worked with EB on. Annemarie has been working with Eastbrook on creating a better itemization for the budget to track costs better. Discrepancy found during presentation of Wastewater rates - 6 vs 5.75 confirmed on bills
- b. Jason met with school (Mike Cuneo). They are on board to support fees of approx \$350-\$500K.
- c. Jason to schedule meeting between us, IAI, and school engineers. Jason trying to get something formal on the plant plans from Eastbrook to share at meeting but don't think that is possible until we get further along, most likely the quoting time frame.
- d. Need to review site plans to understand how the hook up will work.
- e. We are still on an hourly contract with IAI, need to look at putting them on a contract.

- f. Jason got a revised schedule from Leslie - discussed - also send out to all members via email

II. Water issues

- a. Domestic pump #2 has been reinstalled 3/30.
- b. At the time of update still working on reinstalling the fire pump.
- c. Looking to increase pressure when all pumps are back on line (domestic 1, domestic 2 and Jockey) but no confirmed time line
- d. Still do not have spring flush schedule, Josh to follow up and see if that has been finalized so we can communicate

6 By-Law Infractions - Bires

- a. Mowing grass into streets and on sidewalks - not cleaning up. Against by laws
- b. Josh to have Kathleen send warning letter

7 Architectural –

- a. report submitted = 2 approvals and 1 pending. Patio needs stairs - reminder to get the permit and follow building code, Jason will send reminder.

10. Treasurer – Lebioda - No reports from Stacy or Amber.

11. Communications – Frizzo/Bires

- a. Peggy received a couple emails
- h. Smoking complaint was addressed in email. Response was snarky and questioned neighbors adding plants to common area, HOA was aware of that situation and approved - no further response needed.
- i. Cutting trees behind homes. Bylaws say nobody can cut down trees in common area. Peggy shared parcel view from Kent county via email and complainant stated that trees were most likely on property - no further action.
- j. Sidewalk repair (uneven sidewalks) - Peggy sent email to Wendy to inquire. Wendy said EB is planning to replace some sections, they will be marked next week. Doesn't know actual repair date, will follow up and see if the marking takes place.
- k. Plan to send another update email to the association with latest updates.
- l. Need more time to get Google Drive up, currently working on one for different group and more hoops to jump thru like more proof of non profit.
- m. Web site traffic is up 30%. Not sure why but it has been steady.

12 Public Comment - none

13 Set Next Meeting - May 20th 8pm

14 Adjournment - 9.14 pm