

Saddle Ridge HOA Board Meeting

Thursday, March 25, 2021

Location: online

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

1. **Called to Order** = 6.33pm
2. **Approval of Minutes from previous meeting**: discussed but not approved, Bires did not have minutes or notes from previous HOA only meeting.
3. **Public Comments**: No homeowners present outside of HOA Board Members
4. **New Business**
 - a. Cul De Sac Email - Home owner sent email to Eastbrook with concerns about circle islands in the cul de sacs on North Saddle Ridge Ct & South Saddle Ridge Ct.

We asked Eastbrook estimate about cost to accommodate. Just to lay asphalt is \$8-\$10 K, that doesn't include demolition. Board consensus is against removal and will not move forward with this suggestion. We did discuss looking into trim the foliage more in those areas. Josh will reach out to Eastbrook for Turf's contract and confirm trim schedule and amount, price out removal or the over grown evergreens. Josh will follow up with Wendy regarding board decision so she can communicate back to homeowner.
 - b. Shed Guidelines. Jason R and Jason W started a re-write of the shed guidelines. HOA went thru each point on them and Jason is going to rewrite for submission and approval. A Lot of sheds currently in the neighborhood do not comply with what is currently written. More to come on guidelines and including visual representation of zones behind and side of homes.
 - c. Entertaining Request. Received email about a prospective new homeowner that wants to verify if they can entertain at their home 2-4 times per month with 4-12 clients and 1-2 times per month with 12-30 guests. Board discussed and decided that best way to reply is that we can't really control/prohibit someone in their personal space, but the prospective homeowner would be subject to consequences if neighbors have complaints around their entertaining, ie Parked cars blocking driveways, parking on grass, noise complaints. Put the onus on the homeowner. Annemarie will reply to Kathleen with boards input.
 - d. Smoking complaint at the new tot lot. There is nothing in the by laws that state no smoking in common spaces. At this time we will not be adding signage to the area. Peggy will send reply to homeowner

5. Old Business

- a. Sewer Plant - IAI / Aaron Zimmerman "We urge you in the strongest possible terms, please revisit that avenue with North Kent!" Based on recent issues at the plant = "Even if the up-front cost to connect is higher, they would only be left with a collection system, pump station and storage to maintain long term. The long-term costs (especially over 20 years) will be far less connecting than moving forward with a treatment plant."

We need to get more info from IAI and verify actual costs to hook up with North Kent. Ongoing. Also discussed allocation of the \$1.8 million costs for the AOF plan maintenance, upgrades and how to handle reserve fund. No decisions made.

- b. Water issues - Continuing to monitor and track complaints and follow up. Currently have 9 households that have water pressure issues and 4 households that have complained of brown water. Per Wendy at Eastbrook there was some action taken on houses after January meeting to address. Brown water issues are believed to be resolved so if any homeowner still has issues they should contact Wendy and the board.

Peerless Midwest is currently working on and evaluating all pumps at the water facility. The jockey pump has been rebuilt and returned to service. Domestic pump #1 was take off line first week of March and was rebuilt and re installed. Domestic pump #2 was taken off line and work was being done. Just found out this morning that it is still off line. Wendy is trying to figure out when it will be re installed. The plan is to then increase water pressure thru the whole system and report back.

Spring watermain flushing will be scheduled sometime between mid April and the 1st week of May. Wendy will keep pushing for this to get scheduled so it can be communicated.

6. By Law infractions - none

7. Architectural - 2 approvals

8. Treasurer - Water - currently have 2 past dues. 12 households have late fees. This happened because Eastbrook system does not automatically add the late fee to the bill and make it a total included. People are able to just pay the bill only. Annemarie working on getting that corrected so late fee shows in the bill total. Will send reminders out to those with late fees for payment.

HOA Annual Dues - currently have 12 non pays. Will charge later fees and have messages / reminders sent.

9. Communications - Peggy made some small updates to the website. # of households in the neighborhood, corrected link to Consumers street light report form, and added the meeting minutes from the Annual Association meeting. Peggy is also working on setting

up a Google account to store documents for the HOA board. Needs to get our tax ID as a non profit to submit.

10. **Public Comment** - None
11. **Set Next Meeting** : Thursday April 22nd 2021 6:30pm
12. **Adjournment** : 8:20 pm