

# Saddle Ridge Site Condominium Association Meeting

## January 18 2021

Tuesday, February 15, 2022  
7:51 AM

1. Call To Order
  - a. 7.05 pm
  - b. Attendees: Brett G., Julius S., Annemarie L., Tawni B., David Z., Josh B.
2. Approval of minutes from Previous Meeting
  - a. Motion to Approve - Brett G. / 2nd David Z. - All in favor
3. Public Comments
  - a. No Public Attendees
4. New business
  - a. New Home Sale fee still at \$300
    - i. Board reviewed/agreed to increase to \$500 during October 2021 meeting
    - ii. Kathleen feedback during annual meeting was not to increase
    - iii. Agreed since only a few houses left not worth the fight with Eastbrook to add to ongoing issues
2. Homeowners Snow removal complaint
  - a. Felt's sent pictures in of Turf's driving thru their yard to snow blow the sidewalk by the new tot lot
  - b. Filed a formal complaint
  - c. Peggy notified Wendy Tanis. Wendy notified turf's and they agreed issue and will be corrected
  - d. Communicate back to Felt's issue is resolved - Dave to have a meeting with Peggy to transition communications
3. Paper Billing Mail Fees
  - a. Add information to website explaining that preferred is email and that there is extra cost in mailing - will be added to homeowners bill
  - b. Send letter to the homeowners that requested paper billing. Outline and be clear that they will have these extra charges
  - c. Gorby motion to approve Annemarie sending letters / Josh 2nd / all in favor
    - i. List of Homeowners to receive letter =  
HOMEOWNER NAME (2886 Sunset Ridge Ct)  
HOMEOWNER NAME (2829 S Saddle Ridge Ct)  
HOMEOWNER NAME (2811 N Saddle Ridge Ct)  
HOMEOWNER NAME (2824 S Saddle Ridge Ct)  
HOMEOWNER NAME (9468 Sunset Ridge Dr)  
HOMEOWNER NAME (2774 W Morgan Trl)  
HOMEOWNER NAME (9477 Sunset Ridge Dr)

4. New Homeowners that we need contact info = HOMEOWNER NAME (2980 Saddle Ridge Dr) - received & HOMEOWNER NAME (9718 Sunset Ridge Dr)
  - a. David Z will try and catch One of these close to his proximity household and gain info
4. Salt
  - a. Budget Adjustmet - billed \$13k thru 1/7 - means remaining budget is only \$10k - there was a weird accounting issue in the past that was some overlap of use in reporting
  - b. Amber recommends adding \$6.800 to budget to round it out to \$30k
    - i. Josh B motion to approve / Julius 2nd / all in favor
  - c. Observations as homeowners - how have roads been? Seems like they are sticking to the hills get ice flat areas none at all
  - d. Some times that they are icing doesn't make sense? Goby's noted that they were icing at 33 degree sunny day. We aren't experts - is this when the salt will work the best or have a base to combat future snow? Trust the hired professionals to do their job?
  - e. Dates we have been billed for so far
    - i. Nov 26-30 / Dec 6, 7, 18-23, 27-30 / Jan2, 3
    - ii. Quick math - \$13k / 19 trips = \$684 per trip - \$290 per tone = 2.4 ton per trip - excessive or normal - we aren't sure. Keep an eye on a track? Monitor budget next month and see.
  - f. Year end actuals - should we send to homeowners or not. We should be transparent and send
    - i. Josh motion to approve / Brett 2nds / all in favor
5. Herrington Trash Collection
  - a. Do we address? No non HOA issue - everyone has separate agreements and should address to Herrington directly.
5. Old Business
  - a. Sewer Plant
    - i. Phase 1 - Sewer System video results will be ready soon. Meeting scheduled IAI Feb 1
    - ii. Phase 2 - Talk about feedback on choosing system from Eastbrook. Board decided to use SBR over MBR. EB can't stop that
    - iii. Is Algoma Township Board Approval needed for this project?
      1. Yes from previous conversations there is some sign off needed
      2. Consult Jeff on this
    - iv. Where are we with feedback on Board initial offer to cost sharing
      1. Never received feedback from EB
    - v. Provide RPS/Mike Cueno with status update.
      1. Brett G had spoken to him on 1/17 assured that the plan is to have school hook up
  - b. Contact List - do we have all the important contacts listed? Verify and add when and where needed
  - c. School Presentation - need to have some dates and times in mind to propose to RPS
6. By Law Infractions

- a. Letter sent to homeowner about parking infractions - another complaint will be a fine
  - b. Send a reminder to neighborhood around sidewalk responsibilities.
- 7. Architectural
  - a. None
- 8. Treasurer
  - a. Utilities - Outstanding payments still Annemarie to follow up with Stacy
- 9. Communications
  - a. Status on taking over the Website and the Email address
  - b. Planned meeting with Peggy and David Z to transition
  - c. Set up a section on the Website to allow residents to join Board Meetings
    - i. Develop a rule set for public attendees
  - d. Look at setting up a distro list for all resident
- 10. Public Comments
  - a. No Public Attendees
- 11. Set Next meeting
  - a. 2/15/2022 7pm
- 12. Adjournment
  - a. 8.40pm