

01/16/2023

Monday, January 16, 2023

8:00 PM

1. Call to Order
 - a. Time: 8:03pm
 - b. Attendance:
 - i. Board - BG/JB/DZ/NP/WVK/JS Absent - None
 - ii. Public - None
2. Welcome new Board Members
3. Approval of Minutes from Previous Meetings
 - a. Motion to approve: N/A - need to send previous minutes out for review
 - b. Second: N/A
 - c. In favor: N/A
4. Public Comments
 - a. No public comments
5. New Business
 - a. Election of Officers (all self-nominated)
 - i. President - Brett Gorby (all in favor)
 - ii. Vice President - Josh Bires (all in favor)
 - iii. Treasurer - Julius Suchy (all in favor)
 - iv. Secretary - David Zemens (all in favor)
 - v. Board Member - Nicole Pasch (all in favor)
 - vi. Board Member - Warren Van Kampen (all in favor)
 - b. Appointment of Committee Members
 - i. Architecture - Warren Van Kampen (chair) / Kathleen Adams / Jason Waugh / Jason Rosenzweig
 - ii. Utilities - Brett Gorby (chair) / Nicole Pasch
 - iii. Bylaw Enforcement - Josh Bires (chair)
 - iv. Capital Improvement Planning - David Zemens (chair) / Julius Suchy
 - v. Board Planning and Recruitment of Sub-Committees
 1. Chair to be responsible for monthly update to Board Members
 - c. Audit Voting
 - i. We have 77 votes so far to Waive the audit. We need 109 total. We need to solicit 32 more votes to waive the audit. Vote Count spreadsheet attached to the right.
 - ii. Send another community email and FB post. Give deadline of Jan 27th. (Zemens)
 - d. WWTP Operations update
 - i. With a lot of time spent flushing and soaking the membranes they are still managing to treat around 11,500 - 13,500 gallons a day. We have still needed Plummers to haul daily. Influent flows have been around 36,000 up to 54,000 so we are doing our best to keep as much clean water going out as possible.
 - ii. EQ Pump 1 stopped working last Monday. IAI Mech Services came out to troubleshoot EQ Pump 1 issues on Tuesday and found that the check valve was broken, obstructing the pump, and the grinder at the bottom of the pump was broken off. Mech Svc will need to replace the grinder and put EQ Pump 1 back in

1. Bury exposed water shut-off valves in residents yards.
 - iv. Phase I Improvements
 1. New blower has been ordered for replacement for redundant EQ blower (28 week lead time).
 1. Ordered 10/25
 2. Delivery approx. 05/09/23
 - v. Phase II Improvements
 1. EGLE Part 41 construction permit
 1. Submitted 11/30.
 2. IAI met with EGLE and obtained verbal approval to proceed with Phase 2.
 3. IAI to follow up with EGLE to push final approval through ASAP.
 - c. WTP Improvements
 - i. Filter Media Upgrade Schedule
 1. Run pilot test filters (2-3 weeks) Oct 25 – Nov 11, 2022
 2. Complete findings report (2 weeks) Nov 25, 2022
 3. EGLE review/approval (2 months) Jan 27, 2023
 4. Lead time from media order (2 weeks) Feb 10, 2023
 5. Media installation (1 week each filter) Feb 24, 2023
7. By-Law Infractions - Bires
- a. Neighbors parking cars in green space between North/South Saddle Ridge Court Drives
 - i. Have Kathy send Warning Letter to resident.
 - b. Send communication to Amazon about not parking in the main entrance grass or any resident's yards.
8. Architectural - Van Kampen
- a. None
9. Treasurer - Suchy
- a. Overdue payments (Zemens)
 - i. Final outstanding payment supposed to clear on 12/15. Need to verify w/Amber.
 - b. Do we need to stagger utility and association fee payments?
 - i. We will see how this year goes, then determine if we need to make any changes.
10. Communications - Zemens
- a. Website
 - i. Update Board of Directors (remove Tawni, add Nicole/Warren)
 - ii. Update Committees and Chairs
 - iii. Post meeting minutes from May 2022 and beyond. (Make sure no names are included in past due fees in minutes)
 - b. Newsletter
 - i. River's Edge Park and Dog Park
 - ii. Next Board Meeting details
 - iii. Reminder to clear and salt sidewalks in front of their houses.
 - iv. Audit vote reminder
 - v. Introduce two new board members
 - vi. Remind residents not to park in streets or green spaces.
 - vii. No overnight parking in new tot lot parking spaces.

11. Public Comments

- a. No public comments.

12. Set Next Meeting

- a. Date/Time: 02/13/2023 @ 8pm

13. Adjournment

- a. Time: 9:54 pm

<<Saddle Ridge HOA Meeting Agenda (01-16-23).pdf>>

<<VOTE COUNT.xlsx>>

List of Documents:

ACO

NPDES permit

IAI contract

EB management contract

Excel versions of the budgets

RPS contract

IAI cost estimate

Allocation of costs