

# 06/30/2022

Thursday, June 30, 2022

9:00 PM

1. Call to Order
  - a. Time: 9:05pm
  - b. Attendance:
    - i. Board - BG/AL/JP/DZ/TB/JS
    - ii. Public - None
2. Approval of Minutes from Previous Meetings
  - a. Motion to approve: BG
  - b. Second: TB
  - c. In favor: All in favor
3. Public Comments
  - a. No public attendees
4. New Business
  - a. Homeowner communication meeting.
    - i. Hosted on June 27th @ 6pm
    - ii. Located in Creative Learning and Tech Center at Rockford High School
  - b. Water pressure discussion
    - i. IAI/EB say they meet requirements since they measure 39.9 at the plant.
    - ii. State requires at least 35psi at the source.
    - iii. Residents will need to address pressure issues themselves if they want to boost PSI.
    - iv. Send communication to residents explaining what their options are to boost PSI.
      1. Ask IAI to put something together.
  - c. Sprinkler timing
    - i. 9pm - 5am is the approved watering window.
    - ii. New lot sprinklers need to be adjusted to water within the approved times.
    - iii. Do we want to consider changing to even/odd watering days for residents?
      1. Julius to look for some information for justification
      2. Ask IAI to put some recommendations together also.
      3. Would have to update bylaws and have a neighborhood vote.
    - iv. Common areas need to have sprinklers timed to run during approved window hours. (Josh Bires)
    - v. We need to reduce frequency of front sprinklers due to the smell from pulling water from pond. (Josh Bires)
      1. Changing time to middle of night will solve this issue. Would give time for smell to dissipate before people get up.
  - d. Hydrant flushing
    - i. Completed on 06/02 - 06/03. No issues.
  - e. Designated green space mowing
    - i. Current contract does state brush hogging of green space between N & S Saddle Ridge
  - f. Attorney Budget
    - i. Did we pay the outstanding fees yet? YES complete
    - ii. How much do we want to budget for this? EB took \$10k attorney fees out of budget; they will put it back in.

- g. Billing info/communications - Amber's recommendation
    - i. Send a community wide notice outlining the following topics before the next Utility billing cycle:
      - 1. Fully Electronic Billing for both Saddle Ridge Site and Saddle Ridge Utility
        - a. Utility – homeowners will receive two (2) separate emails each quarter going forward
          - i. Homeowners will receive a detail statement outlining usage and base charges
          - ii. Following the statement, homeowners will receive a link to pay the total balance owed online
          - iii. Can still pay via personal check or money order by mailing to Eastbrook Office if you choose
        - 2. The billing software only allows for us to send to ONE (1) email address per account.
        - 3. If a homeowner requests statements or invoices be mailed USPS, they will be charged a \$2 Mailing Fee per mailing
          - a. If a valid email address isn't provided the \$2 Mailing Fee will be applied per mailing
        - 4. All questions, concerns, and inquiries outside of account balance inquiries need to be submitted to the Board of Directors via email at, HOA@saddleridgerockford.com – Eastbrook Homes manages the billing and bookkeeping only
5. Old Business
  - a. Review open tasks from last month
  - b. WTP Improvements
    - i. Aquifer yield testing completed.
      - 1. Probe was stuck in well, was removed successfully.
      - 2. Wendy to provide final report from Peerless.
    - ii. Live tap hookup to elementary school completed 06/16 with no issues.
  - c. Phase I Improvements
    - i. Huber system installed and operational.
    - ii. Influent pump station
      - 1. All parts are in except intermediate rail guide. Scheduled for July 11 pending receipt of all parts.
  - d. Phase II Improvements
    - i. Plumbers sewer line jetting has been completed.
      - 1. Wendy to provide report from Plumbers.
    - ii. Next steps for manhole cover sealing.
      - 1. Discuss with IAI & Wendy on our next meeting after we review results of the cleaning.
    - iii. Revised PSA needs signatures
      - 1. AL - Motion to have Brett sign letter on behalf of Saddle Ridge HOA Board.
        - a. PSA has been reviewed and approved by attorney.
      - 2. JS - Support
      - 3. All in favor
  - e. WWTP Cost Sharing Proposal
    - i. RPS review of Saddle Ridge Water/Sewer costs

- 1. Initial feedback from RPS is overall agreement with proposal.
    - ii. Final Site Plan Proposal
      - 1. Wendy working on survey for IAI
      - 2. IAI will then draw up the plans that we can use for township approval.
    - iii. Overall cost estimate
      - 1. Review latest cost estimate from IAI
      - 2. AL review costs with Mark to confirm phase 1 costs.
  - f. Road replace/maintenance plan
    - i. Patching of potholes in process.
    - ii. Follow up with Wendy on timing of new topcoat as well as how they will fix alligator crack areas.
    - iii. JS - Reach out to road engineers to see if they will review the road and give recommendations of how to best fix.
    - iv. Elementary school paving scheduled for Spring 2023.
      - 1. Lite Load Services - Jeff Garvelink (269-751-6037)
      - 2. Investigate conducting road replace/repair in neighborhood at same time. (Gorby)
    - v. Replacement plans timing of concrete curbs that have broken. Will be replaced this week.
  - g. Eastbrook items for follow-up
    - i. Bury exposed water shut-off valves in residents yards.
    - ii. Add cover to water meter access hole in new tot lot.
6. By-Law Infractions - Bires
  - a. 2750 W. Morgan Trl NE
    - i. Construction materials placed in the road causing blockage on one side.
    - ii. Materials had potential to drain into storm sewer during heavy rain.
    - iii. Warning letter sent
  - b. 9520 Sunset Ridge Dr NE
    - i. Camping trailer parked in driveway over 72 hours.
    - ii. Warning letter sent
  - c. DZ - look at bylaws to determine if we are required to send warning letters or can we just send fines.
  - d. JB - look at better process to consider for fining residents.
7. Architectural
  - a. John Hopps - adding pool (Approved)
8. Treasurer - Lebioda
  - a. Status of utility payments
    - i. Approx. \$3,700 outstanding to date.
  - b. Status of Association Fees
    - i. All collected.
  - c. Homeowner request for adjustment of water rate.
    - i. Completed
  - d. Amber will copy the Board on resident's requests so we are in the know.
  - e. Do we need to stagger utility and association fee payments? (Lebioda)
9. Communications - Zemens
  - a. Newsletter
    - i. Add communication about how to deal with solicitors in the neighborhood.
    - ii. Add billing info/communication (from AL email)

- b. Website usage statistics
  - 10. Public Comments
    - a. No public attendees
  - 11. Set Next Meeting
    - a. Date/Time: July 18, 2022 @ 7:00pm
  - 12. Adjournment
    - a. Time: 9:57pm
- <<2021-2023 TURFS ARE US CONTRACT & MAP.pdf>>