

07/18/2022

Monday, July 18, 2022

7:00 PM

1. Call to Order
 - a. Time: 7:05pm
 - b. Attendance:
 - i. Board - BG/AL/JB/DZ/TB (Absent - JS)
 - ii. Public - None
2. Approval of Minutes from Previous Meetings
 - a. Motion to approve: TB
 - b. Second: BG
 - c. In favor: All in favor
3. Public Comments
 - a. No public attendees
4. New Business
 - a. EGLE ACO Stipulated Penalty Payment Demand
 - i. Need to set up a meeting with Sierra to understand how this happened...and how to prevent it from happening again.
 - ii. Board feels IAI should cover the fine
 1. Leslie was the main point of contact with EGLE previously, duties were not properly handed off to Sara.
 - b. Grit & fill flowing to WWTP
 - i. May have a joint open somewhere in the system allowing grit & fill into system.
 - ii. Causes Huber system to plug up w/grit.
 - iii. One influent pump was fried.
 - iv. Influent pump station upgrades should be underway if parts arrived by 7/11.
 - v. Email Jared to see if they connected to sewer yet or not.
 - c. Water pressure discussion
 - i. Send communication to residents explaining what their options are to boost PSI.
 1. Will IAI give us a recommended communication to send out?
 2. See if Eastbrook can work out a special deal for residents to take advantage of if they want a booster pump installed.
 - d. Sprinkler timing
 - i. Requested IAI give us a recommendation on watering times/guidelines for the community
 1. Still have many watering outside of approved hours.
 2. Sierra's initial recommendation is we have 10pm - 5am time slot AND even/odd days.
 - a. This is only 7 hours every other day, probably not enough to meet demand.
 3. IAI needs to provide us with peak water usage hours that we need to avoid so we can evaluate changing schedule.
5. Old Business
 - a. Review open tasks from last month
 - i. Sprinkler timing

1. Common areas need to have sprinklers timed to run during approved window hours. (Josh Bires)
 2. We need to reduce frequency of front sprinklers due to the smell from pulling water from pond. (Josh Bires)
 - a. Changing time to middle of night will solve this issue. Would give time for smell to dissipate before people get up.
 - b. WTP Improvements
 - i. Aquifer yield testing completed.
 1. Wendy to provide final report from Peerless.
 - c. Phase I Improvements
 - i. 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. Next steps for manhole cover sealing.
 1. Discuss with IAI & Wendy on our next meeting after we review results of the cleaning.
 - e. WWTP Cost Sharing Proposal
 - i. RPS review of Saddle Ridge Water/Sewer costs
 1. No further feedback from RPS.
 - 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.
 1. Kevin Koster (P&N) will quote costs to review the roads.
 - iv. Elementary school paving scheduled for Spring 2023.
 1. Lite Load Services - Jeff Garvelink (269-751-6037)
 2. Spoke with Dan Young, he recommended working with supplier who will be top coating roads next.
 - 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.
 1. Currently, rock is not sufficient.
6. By-Law Infractions - Bires
- a. DZ - Look at bylaws to determine if we are required to send warning letters or can we just send fines.
 - i. Nothing found in Bylaws stating either way.
 - b. JB - look at better process to consider for fining residents.
 - i. Have Kathy add HOA email address to fines/notices to residents.
 - ii. See if Jason W. has guidelines for cumulative fining process (Tawni)

7. Architectural
 - a. No new requests
8. Treasurer - Lebioda
 - a. Status of utility payments
 - i. Approx. \$3,700 outstanding to date.
 - ii. No new updates
 - b. Do we need to stagger utility and association fee payments?
 - i. Put together hypothetical plans to review at next meeting. (Annemarie)
9. Communications - Zemens
 - a. Newsletter
 - i. Add communication about how to deal with solicitors in the neighborhood.
 - ii. Add billing info/communication (from Amber's email)
 - iii. Add date for next month's meeting.
 - iv. Add communication to stay away from Plummer's trucks when they are at the WWTP.
 - b. Website usage statistics
 - i. Website traffic seems to be double compared to last year.
10. Public Comments
 - a. No public attendees
11. Set Next Meeting
 - a. Date/Time: August 15, 2022 @ 7:00pm
12. Adjournment
 - a. Time: 8:25 pm

<<EGLE ACO Pentalty Payment Fine.pdf>><<Saddle Ridge WWTP Improvements Status.pdf>>