

08/15/2022

Monday, August 15, 2022

7:00 PM

1. Call to Order
 - a. Time: 7:05pm
 - b. Attendance:
 - i. Board - BG / DZ / JS / TB
 - ii. Public - Mike Diemer / Nicole Veirs / Darren Branska
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. Elementary School Water/Sewer Hookup
 - i. Confirmed as of 07/19, they are fully hooked up but not currently using.
 - b. Elementary School drop-off access road
 - i. We should ask they curve the access of this road to the west so cars coming in from Edgerton cannot make that turn. (Gorby)
 - c. Annemarie Moving Out
 - i. Look for appointee to fill in. (Gorby)
 1. Ask Setlock as our initial replacement.
 2. If Scott declines, reach out to Mike Sudbury
 - ii. Typically, appointee will finish off their replacement's term.
 - d. Adding extensions to the bioreactor inlets
 - i. Will allow more time for treatment of waste.
 - ii. This is needed due to high ammonia and BOD levels.
 - iii. Does not require Part 41 permit from EGLE.
 - iv. Wendy gave IAI approval to proceed with additional extensions.
5. Old Business
 - a. Review open tasks from previous month(s)
 - i. EGLE ACO Stipulated Penalty Payment Demand
 1. Who is paying fine?
 2. How do we avoid this in the future?
 - ii. Grit & fill flowing to WWTP
 1. Any clarity of the source?
 - iii. Water pressure discussion
 1. 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.
 - iv. 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)
 1. 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. Scheduled for Aug 17th.
 - 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. Email Mike for an update (Gorby)
 - ii. Final Site Plan Proposal
 1. Email as-is drawing to township for review with WWTP proposal. (Gorby)
 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. P&N provided quote to provide engineering expertise.
 1. See quote attached to the right.
 2. Ask Kevin if we can get a better quote for only time & material. (Suchy)
 - ii. Follow up with Wendy on timing of new topcoat as well as how they will fix alligator crack areas.
 1. Walk the roads that get new topcoat to see if they address all suspect areas. (Gorby)
 - g. Eastbrook items for follow-up
 - i. Bury exposed water shut-off valves in residents yards.
 1. Send community email for residents to respond if they have an exposed water shut-off valve to be addressed. (Zemens)
 - ii. Add cover to water meter access hole in new tot lot.
 1. Currently, rock is not sufficient.
6. By-Law Infractions - Bires
 - a. Look at better process to consider for fining residents. (Bires)
 - i. Have Kathy add HOA email address to fines/notices to residents.
 - b. Guidelines for Cumulative Fining Process
 - i. Tawni provided draft created previously. Attached to the right.
 - ii. Discuss ability to implement this process with Kathleen. (Bires)
7. Architectural
 - a. Jacob Bartula - Metal Shed Request - Denied (metal shed does not meet guidelines)
 - i. 9880 Sunset Ridge Drive NE
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. Water shut-off valves exposed feedback
 - ii. Reminder about approved irrigation times
 - iii. Reminder about flushable wipes and general guidelines
 - b. Website usage statistics
- 10. Public Comments
 - a. Diemer - 3rd Annual Fun Run announcement
 - i. October 15th @ 3pm for 5K / 4pm for family fun run
 - ii. Food truck and dessert truck
 - iii. Mike to send email to HOA with details, will be added to future newsletter.
- 11. Set Next Meeting
 - a. Date/Time: Sept. 27 @ 9pm
- 12. Adjournment
 - a. Time: 8:19pm

