

09/28/2022

Wednesday, September 28, 2022

8:30 PM

1. Call to Order
 - a. Time: 8:35pm
 - b. Attendance:
 - i. Board - BG/TB/JS/JB
 - ii. Public - Melissa Parks / Kerianne Feldt / Joe Romenesko
2. Approval of Minutes from Previous Meetings
 - a. Motion to approve: JB
 - b. Second: JS
 - c. In favor: All approved
3. Public Comments
 - a. No public comments
4. New Business
 - a. IAI personnel change
 - i. Aaron Zimmerman has left IAI.
 - ii. Kaliagh Arver has backfilled this position.
 - b. Top Course Paving
 - i. South Sunset Ridge Dr.
 1. Completed Thursday 09/22.
 - ii. East Morgan Trl
 1. Completed Friday 09/23.
 - iii. Also fixed large pothole on south side of roundabout.
 - iv. Will they be adding topcoat to construction entrance or not? (Gorby)
 - c. 3rd Quarter Water Meter Reading
 - i. Completed on Tuesday 09/27.
 - d. Well house
 - i. Investigating adding dehumidifiers to the wellhouse.
 - ii. These are recommended based on the room size and humidity at the wellhouse.
 - iii. Quotes:
 1. Seaman's - \$70,425
 2. IAI - \$9,740
 - iv. Request copy of Seaman's quote so we can compare to IAI to make sure it was apples to apples (Bires)
 - e. Missing landscaping in South Saddle Ridge Ct. cul-de-sac
 - i. Pine tree removed last year, nothing has been put in its place.
 - ii. Board voted earlier this year to replace it with a flowering bush.
 - iii. Follow up with Wendy on status of replacement. (Zemens)
5. Old Business
 - a. Annemarie Moving Out
 - i. Look for appointee to fill in. (Gorby)
 1. Setlock has declined.
 2. Mike Sudbury is still TBD - he wants to discuss role/responsibility of treasurer before committing. (Gorby)
 - ii. Need to add Gorby to the Saddle Ridge account

- b. Review open tasks from previous month(s)
 - i. EGLE ACO Stipulated Penalty Payment Demand
 - 1. Who is paying fine? EB and SRHOA split the bill.
 - 2. How do we avoid this in the future? IAI to upload reports to MIWATERS and IAI monthly.
 - ii. Grit & fill flowing to WWTP
 - 1. Any clarity of the source? NO
 - iii. Water pressure discussion (Zemens)
 - 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. WWTP Cost Sharing Proposal
 - 1. Final Site Plan Proposal
 - 1. Email as-is drawing and final site plan to township for review with WWTP proposal. (Gorby)
 - 2. IAI (Sara) to follow up with township to push along. (Gorby)
 - 2. Overall cost estimate
 - 1. IAI should have final cost estimate for Phase 1 & 2 combined by mid-November.
 - 2. EB to provide confirmation on what was spent already for Phase 1 costs.
 - 3. RPS Cost Sharing
 - 1. RPS has agreed verbally to their portion of the cost proposal.
 - 2. RPS attorney has had discussion with Blake on next steps.
 - 3. Blake to request meeting with Board Members once ready.
 - i. Meeting scheduled for 10/04 @ 3pm
 - v. Eastbrook items for follow-up
 - 1. Bury exposed water shut-off valves in residents yards.
 - 1. Community response about exposed water shut-off valve to be addressed. (Zemens)
 - i. Fronheiser - 2753 W Morgan Trail NE
 - ii. Felt - 9443 Sunset Ridge
 - iii. Romenesko - 9548 Sunset Ridge Dr NE
 - iv. Niehof - 9444 Sunset Ridge Dr
 - v. Rummelt - 9468 Sunset Ridge Dr NE
 - vi. Knauf - 9437 Sunset ridge
 - vii. Zemens - 9705 Sunset Ridge Dr NE (this valve is not exposed at all, it's completely covered by cement)
 - 2. Do we have actual pictures of these issues or not? No, but need to compile using addresses. (Gorby)
 - 2. Add cover to water meter access hole in new tot lot.
 - 1. Currently, rock is not sufficient.
 - 2. Wendy looking at adding metal cover.
- c. Phase I Improvements
 - i. Construction complete 09/21 (work summary below)
 - 1. Rerouting of existing air piping for the bioreactors

2. Replacement of original rotary drum screen and rehab influent room
 1. Install Reznor air handing unit for the headworks room
 2. Remove old rotary drum screen
 3. Remove and replace overhead door, seal existing man door between control room and influent room, install exterior man door, repair drywall, and paint walls, epoxy influent room floor
 4. Install and startup new Huber screening and grit removal system.
 3. Installation of a diffused aeration system in the influent equalization (EQ) tank
- ii. Complete construction notice - submitted 09/22; acknowledged by EGLE 09/23
- iii. Huber debris removal
1. After consulting with operators of the Huber, we are more comfortable with the volume of dewatered debris removed by the system.
 2. The Huber is designed to remove (squeeze) most of the water from the solids as it removes debris from the system, which consolidates volume significantly.
 3. Since the EQ tank was completely cleaned out on 9/13 for installation of the aeration system, Kaleigh has the opportunity to monitor over the coming weeks to verify that that no debris has escaped into the EQ tank and gain the confidence that the new system is working properly.
- d. Phase II Improvements
- i. Site plan and process design
 1. Reviewing hydraulic profile and piping plan this week.
 - ii. Structural design
 1. Soil borings
 1. Reviewed the 2003 reports with AquaTech and with structural engineers and it is impossible to accurately locate the original wells.
 2. Wendy to order two 20-ft new soil borings with blow counts at 5' increments as shown to the right.
 3. This data will allow them to complete buoyancy calculations.
 - iii. Equipment electrical details and drawings
 1. Our electrician evaluated the Consumers usage data and existing system loads.
 2. With the equipment that will remain after the improvements, 320 amps are available for the proposed new SBR treatment system equipment.
 3. We are working with Aqua to obtain all load information.
 - iv. Continue monitoring flows after sewer cleaning
 1. Next steps for manhole cover sealing.
 2. Discuss with IAI & Wendy on our next meeting after we review results of the cleaning.
 - v. Improvements to existing PLC
 1. There is concern over the sulfide damage due to the gasses entering the main control area from the influent room internal door (which has since been removed and sealed as part of Phase 1 Improvements).
 2. We are working with RS Technical who routinely services the controls at this facility to come create a game plan for bridging until the new SBR system comes online and how those controls will integrate overall.

- e. WTP Improvements
 - i. Filter Media Upgrade Pilot Study
 - 1. EGLE approved 9/21.
 - 2. Peerless will schedule the pilot study to be performed in the next two weeks.
 - 3. We have requested Bob Masters to update us as soon as they have dates.
 - 4. It will be a small-scale pilot, separate from the current filters.
 - 1. A small 10"x54" filter containing the proposed new OxiPlus12 greensand media will be connected to the raw well water influent pipe and flow controlled to mimic full-size operation.
 - 2. Peerless will monitor for the time it takes before the media allows "breakthrough" of iron and needs to be backwashed.
 - ii. WTP AOF Questions/Updates – August revision complete, next revision pending filter media upgrade pilot test
 - iii. Irrigation schedule - discuss in November
6. By-Law Infractions - Bires
 - a. Dog off leash
 - i. Warning letter sent to homeowner.
 - ii. Letter was sent late due to Kathy's schedule being busy at that time.
 - b. trampoline in common area
 - i. Verbal communication given to homeowner to address complaint.
7. Architectural
 - a. Chris Sella - Pool & Fence
 - i. Approved
 - b. Michael DeBerti - new roof
 - i. Approved
8. Treasurer - Lebioda
 - a. Overdue payments
 - i. Only down to 1 delinquent account.
 - ii. \$1,447 Annual HOA balance as of 9/15/2022
 - iii. \$1,236.41 Utility balance as of 08/31/2022
 - iv. Board member to reach out to them prior to placing a lien on the property (Gorby)
 - 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. Individual homeowner water pressure information
 - ii. Halloween trick or treat date
 - iii. Diemer 5k reminder
 - iv. Phase 1 summary bullet points
 - v. Potentially some Phase 2 items coming up?
 - vi. Turn your clocks back for Daylight Savings
 - vii. River's Edge Park and Dog Park
 - b. Website Statistics
 - i. Google analytics have been set up on the website.
10. Public Comments
 - a. No public comments.

11. Set Next Meeting

a. Date/Time: 10/17/2022 @ 8:30pm

12. Adjournment

a. Time: 9:36pm

<<Saddle Ridge HOA Board Mtg Agenda - September.pdf>>

