

10/17/2022

Monday, October 17, 2022

8:30 PM

1. Call to Order
 - a. Time: 8:32pm
 - b. Attendance:
 - i. Board - BG/JB/DZ/TB Absent - AL/JS
 - ii. Public - None
2. Approval of Minutes from Previous Meetings
 - a. Motion to approve: JB
 - b. Second: BG
 - c. In favor: All in favor
3. Public Comments
 - a. No public comments
4. New Business
 - a. Quarterly Progress Report, July - September 2022
 - i. IAI (Sara) sent draft to Board member for review - copy is attached to the right.
 - ii. Report due to MI Waters week of 10/24.
 - iii. Waiting for Sara to confirm extension request was accepted.
 - b. End of year Saddle Ridge Meetings
 - i. EB internal review - 11/16/22
 - ii. EB to send financial reports to board members - 11/18/22
 - iii. *TENATIVE* Virtual Community meeting - 12/15/22 6pm-8pm
 - iv. Election of members
 1. Tawni Brouwer
 2. Annemarie Lebioda
5. Old Business
 - a. Annemarie Moving Out
 - i. 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. 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.
 - ii. WWTP Cost Sharing Proposal (Gorby)
 1. Final Site Plan Proposal
 1. Waiting for response from Algoma Township.
 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. HOA Board to meet with Blake on 10/18 @ 2pm to discuss next steps.
- iii. 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)
 - viii. Lindeman - electrical box for community sprinklers
 2. Need to compile pictures of each item, then send to Wendy. (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.
- iv. Top Course Paving
1. Construction entrance looks like it is being prepped for top coating.
 2. Reach out to Wendy to see when this will happen.
- v. Well house
1. Investigating adding dehumidifiers to the wellhouse.
 2. These are recommended based on the room size and humidity at the wellhouse.
 3. Quotes:
 1. Seaman's - \$70,425
 2. IAI - \$9,740
 4. Request copy of Seaman's quote so we can compare to IAI to make sure it was apples to apples (Bires)
 5. Ask for clarification in next IAI meeting on why they are so different. Do we need a requote from Siemens?
- vi. Missing landscaping in South Saddle Ridge Ct. cul-de-sac
1. Turfs R Us planning to plant the lilacs this week (10/17)
- c. Phase I Improvements
- i. Huber debris removals/efficiency
 1. Will continue to monitor and measure amount of debris to confirm it is performing as designed.
- d. Phase II Improvements
- i. Site plan and process design
 1. Reviewing hydraulic profile and piping plan. Ask for update from Sara.
 - ii. Structural design
 1. Soil borings - Wendy to confirm date this will be scheduled.
- iii. Equipment electrical details and drawings
1. 320 amps available for new SBR treatment system equipment.

- 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. Nate from RS Technical is out for medical leave. Sara to check if any other suppliers can complete work.
- e. WTP Improvements
 - i. Filter Media Upgrade Pilot Study
 - 1. Will begin once equipment finishes other jobs and becomes available.
 - ii. WTP AOF Questions/Updates – August revision complete, next revision pending filter media upgrade pilot test
 - iii. Irrigation schedule recommendations
 - 1. Push out to later date since sprinkling season is over.
 - iv. Dixon water storage tank improvements
 - 1. Review what improvements are absolutely required and start with those.
 - 2. IAI inspector to review WTP and improvement suggestions to confirm if they are needed per OSHA standards.
- 6. By-Law Infractions - Bires
 - a. Munson's trampoline in common area
 - i. Munson's agreed to move trampoline.
- 7. Architectural
 - a. None
- 8. Treasurer - Lebioda
 - a. Overdue payments
 - i. Total \$1,449 Annual HOA balance will be due 10/21. No forgiveness of late fees.
 - ii. \$1,030.75 of \$1,236.41 utility bill paid the week ending 10/07. Board agreed to waive the late fees of \$205.66.
 - 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. Potentially some Phase 2 items coming up?
 - iii. River's Edge Park and Dog Park
 - iv. Next Board Meeting details
 - v. Heads up on annual meeting date/time.
- 10. Public Comments
 - a. No public comments.
- 11. Set Next Meeting
 - a. Date/Time: 11/21 @ 8pm
- 12. Adjournment
 - a. Time: 9:18pm