

# 11/21/2022

Monday, November 21, 2022

8:00 PM

<<Saddle Ridge HOA Board Mtg Agenda (11-21-22).pdf>>

1. Call to Order
  - a. Time: 8:05pm
  - b. Attendance:
    - i. Board - BG/JB/TB/JS Absent - AL/DZ
    - ii. Public - Lana Schuiterman
2. Approval of Minutes from Previous Meetings
  - a. Motion to approve: JB
  - b. Second: TB
  - c. In favor: All in favor
3. Public Comments
  - a. No public comments
4. New Business
  - a. MIWATERS Account
    - i. MIWATERS currently going through name change and website updates.
    - ii. Create login for general Saddle Ridge HOA board members.
  - b. Hydrant flushing and winterizing completed 10/24.
  - c. WWTP actuated filter backwash valves
    - i. 10 valves exhibit leaks when conducting backwash procedure. IAI ordered new parts to replace.
  - d. Meeting at WWTP
    - i. Gorby met with EB & IAI to discuss the daily operations issues.
    - ii. IAI estimates it will take \$100k-\$150k of investments to have robust solutions to keep the plant running prior to SBR installation.
    - iii. EB gave IAI approval to spend the money.
      1. Asked them to see about pulling SBR equipment ahead if possible.
  - e. Concern about tot lot bus stop being too dark in the morning.
    - i. Are light bulbs burnt out?
    - ii. Request submitted to fix bulbs, Consumers fixed them today (11/21).
  - f. Concern about no salt in cul-de-sac at end of E Morgan Trl where bus stop is.
    - i. Continue with current plan to salt entry way and hills.
  - g. Resident notification of water issue
    - i. Claim of no water pressure at 4am during filter testing.
    - ii. Sara looked into it, doesn't have any reason this would have happened.
  - h. WWTP Maintenance
    - i. Fix all pressure sensors on both skids.
    - ii. Add VFD on 3rd pump to control the amount of pressure it provides to the system. This pump is larger than the others.
    - iii. Blower components (Filters, belts, new fan for blower #1)
    - iv. Wendy gave IAI approval on 10/31 to move forward with all these items.
5. Old Business
  - a. Annemarie Moving Out
    - i. 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. Final plan with seal of approval from engineering firm provided to Algoma Township.
    - 2. Township needs to review entire submission to EGLE prior to approval.
    - 3. Will be on following month's township agenda for approval in front of Algoma Planning Commission.
  - 2. Overall cost estimate
    - 1. IAI should have final cost estimate for Phase 1 & 2 combined by end of November.
    - 2. EB to provide confirmation on what was spent already for Phase 1 costs.
  - 3. RPS Cost Sharing
    - 1. Bloom Sluggett to draft agreement between HOA Board and RPS for final costs agreements.
- 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. New cover installed.
- iv. Top Course Paving
  - 1. Construction entrance will be re-paved when weather appropriate, could be next spring.
- 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. Ask for clarification in next IAI meeting on why they are so different. Do we need a requote from Siemens?
    - 1. Seaman's quote is an industrial system that would be a permanent install.
    - 2. IAI quote are roll around units slightly higher grade than a normal house dehumidifier. IAI confirmed they use this solution in other plants and it is an industry accepted solution when you need to be more economical. Also would not be an issue with any inspector.
- vi. Missing landscaping in South Saddle Ridge Ct. cul-de-sac
  - 1. Turfs R Us planted lilacs the week of 10/17.
- vii. Quarterly Progress Report, July - September 2022
  - 1. Sara confirmed submission was "Acknowledged" in the system.
- viii. End of year Saddle Ridge Meetings
  - 1. EB internal review - 11/16/22
  - 2. EB to send financial reports to board members - 11/18/22
  - 3. Virtual Community meeting - 12/15/22 6pm-8pm
  - 4. Kathy to send US mail fliers out tomorrow 11/22.
  - 5. Election of members
    - 1. Tawni Brouwer
    - 2. Annemarie Lebioda
- ix. Phase I Improvements
  - 1. New blower has been ordered for replacement for redundant EQ blower (28 week lead time).
  - 2. Current EQ back-up blower is being used for the scour air for membranes.
  - 3. EQ system does have 2nd backup solution to hook air compressor to the line in the case of an emergency.
- x. Phase II Improvements
  - 1. Site plan and process design
    - 1. Reviewing hydraulic profile and piping plan is part of final system design.
  - 2. Structural design
    - 1. Soil borings completed 10/25; final report emailed 10/27.
  - 3. Continue monitoring flows after sewer cleaning
    - 1. Next steps for manhole cover sealing.
    - 2. IAI to continue to monitor flows to WWTP.
- c. WTP Improvements
  - i. Filter Media Upgrade Schedule
    - 1. Run pilot test filters (2-3 weeks) Oct 25 – Nov 11, 2022
    - 2. Complete findings report (2 weeks) Nov 25, 2022
    - 3. EGLE review/approval (2 months) Jan 27, 2023
    - 4. Lead time from media order (2 weeks) Feb 10, 2023
    - 5. Media installation (1 week each filter) Feb 24, 2023
  - ii. WTP AOF Questions/Updates – August revision complete, next revision pending filter media upgrade pilot test
  - iii. Dixon water storage tank improvements
    - 1. All required items in AOF must be installed in order to meet MIOSHA standards.

2. Wendy to start scheduling improvements - most likely in the spring.
6. By-Law Infractions - Bires
  - a. None
7. Architectural
  - a. None
8. Treasurer
  - a. Overdue payments (Zemens)
    - 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. Will review early next year when payments are due.
  - c. Change HOA email treasurer recipient to Gorby. (Zemens)
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.
    - vi. Reminder to clear and salt sidewalks in front of their houses.
10. Public Comments
  - a. No public comments.
11. Set Next Meeting
  - a. Date/Time: Dec 13th @8:00pm
12. Adjournment
  - a. Time: 8:57 pm