

02/13/2023

Monday, February 13, 2023

8:00 PM

<<Saddle Ridge HOA Meeting Agenda (02-13-23).pdf>>

1. Call to Order
 - a. Time: 8:04pm
 - b. Attendance:
 - i. Board - BG/JP/DZ/NP/WVK Absent - JS
 - ii. Public - Rick Berta, Dave Majeski, Melissa Popour
2. Approval of Minutes from Previous Meetings
 - a. Review minutes from 12/14 and 01/16 meetings
 - b. Motion to approve: JB
 - c. Second: BG
 - d. In favor: All in favor
3. Public Comments
 - a. No public comments
4. New Business
 - a. Committees
 - i. Architecture Committee
 1. Warren confirmed Jason Waugh & Jason Rosenzweig are still active members.
 - ii. Snow & Ice Committee
 1. Shall we create this committee? NO don't need a committee.
 2. Need chair to be responsible to contact Turf's about salt and snow removal concerns.
 3. Email Kris@turfsareus.com and Amber Monroe for any feedback/concerns.
 4. Ask EB how we pay Turfs, what are the terms? (Bires)
 5. Can we get a monthly invoice to track charges from Turfs R Us? (Bires)
 - b. Audit Voting
 - i. We have obtained 109 votes to officially waive the audit out of 119 total votes received. No Audit this year.
 - c. Saddle Ridge Budgets
 - i. SR Site Condo Association Budget
 - ii. SR Utility Operations Budget
 - iii. Set meeting Thursday to review budget
 - d. WWTP Updates
 - i. Membranes continue to under-perform resulting in many hauls from Plummers trucks.
 - ii. Wendy ordered new membranes to replace existing on December 6, 2022 from Dynatec Systems.
 1. Membranes have arrived, IAI to schedule installation.
 - iii. IAI continues to make needed repairs to improve facility operations and possibly pull ahead improvements planned for new SBR system.
 - iv. EGLE has not given approval to move forward yet. IAI pushing to get their approval.

- e. WTP Updates
 - i. Investigation to hook up to Plainfield Twp water supply
 - 1. Currently they are at max capacity
 - 2. Cost to lay water pipe to SR WTP would cost approx. \$1.3M
 - 3. Not feasible in the near future
 - 4. Will place in parking lot for future consideration
 - f. Obtain/share list of documents for Board Members
 - i. ACO
 - ii. NPDES permit
 - iii. IAI contract
 - iv. EB management contract
 - v. Excel versions of the proposed budgets
 - vi. RPS contract
 - vii. IAI cost estimate for utilities upgrades
 - g. Legal Fees
 - i. Request sent to EB to pay outstanding invoices for legal services.
5. Old Business
- a. MIENVIRO Account
 - i. General Login created for Saddle Ridge HOA.
 - b. WWTP Cost Sharing Proposal
 - i. Draft cost sharing proposal to present to EB after we obtain EB's initial proposal.
 - ii. Push for EB agreement within 2 weeks of proposal to finalize agreement.
 - iii. Determine if EB already used SR funds for Phase 1 costs.
 - c. RPS - Sanitary Sewer and Water Service Agreement
 - i. Update agreement with missing information and prepare to send to RPS for review.
 - d. Phase II Improvements
 - i. EGLE Part 41 construction permit
 - 1. Submitted 11/30.
 - 2. IAI met with EGLE and obtained verbal approval to proceed with Phase 2.
 - 3. IAI to follow up with EGLE to push final approval through ASAP.
 - e. 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) Submitted Dec 13, 2022
 - 3. EGLE review/approval (2 months) Feb 13, 2022
 - 4. Lead time from media order (2 weeks) Feb 27, 2023
 - 5. Media installation (1 week each filter) Mar 13, 2023
6. Parking Lot
- a. Investigate options for residents to boost water PSI. Ask EB/IAI for help with recommendations.
 - b. Phase I Improvements
 - i. New blower has been ordered for replacement for redundant EQ blower (28 week lead time).
 - 1. Ordered 10/25
 - 2. Delivery approx. 05/09/23

- c. Eastbrook respond to request to bury exposed water shut-off valves in residents yards.
 - d. 10-year plans
 - i. Hook up to Plainfield Water system
 - ii. Hook up to Plainfield Sewer system - install lift station in SR.
 - e. Finish installation of new tot lot items (picnic table, bench, trash bin)
 - f. Need to re-bid Snow & Lawn contract this year.
 - g. Need to start investigating Condo Management companies (find out when EB plans to leave)
7. By-Law Infractions - Bires
- a. Neighbors parking cars in green space between North/South Saddle Ridge Court Drives
 - i. Have Kathy send Warning Letter to resident.
 - ii. Resident acknowledged issue, apologized and promised not to do it anymore.
 - b. Send communication to Amazon about not parking in the main entrance grass or any resident's yards.
 - i. Need pictures of a van in the grass
 - c. 2800 South Saddle Ridge
 - i. Addition on back of house does not seem to meet bylaw rules.
 - ii. Colors don't match house.
 - iii. Review architecture requests to determine if it was approved or not.
 - d. 9700 Sunset Ridge
 - i. Parking in the road everyday
 - ii. Have Kathy send warning letter to residence.
 - e. Tree removal inquiry
 - i. No trees were illegally removed.
 - ii. Damage to neighbor's lawn will be fixed by arborist in the spring.
8. Architectural - Van Kampen
- a. Pool
 - b. Generac installation
9. Treasurer - Suchy
- a. Working to finalize budgets.
 - b. Working on cost sharing proposal w/EB for utilities upgrades.
10. Communications - Zemens
- a. Website
 - i. Update Board of Directors (remove Tawni, add Nicole/Warren)
 - ii. Update Committees and Chairs
 - iii. Post meeting minutes from May 2022 and beyond. (Make sure no names are included in past due fees in minutes)
 - b. Newsletter
 - i. Next Board Meeting details
 - ii. Reminder to clear and salt sidewalks in front of their houses.
 - iii. Introduce two new Board members.
 - iv. Remind residents not to park in streets or green spaces.
 - v. No overnight parking in new tot lot parking spaces.
 - vi. Address WWTP questions from email to HOA.
11. Public Comments
- a. No public comments.

12. Set Next Meeting

- a. Date/Time: March 20 @ 8pm

13. Adjournment

- a. Time: 9:15pm

<<VOTE COUNT (1).xlsx>>