

Saddle Ridge HOA Monthly meeting 5/18/2023

1. Call to Order
 - a. Time: 8:38 pm
 - b. Attendance:
 - i. Board - BG/JB/JS/DZ/NP/WV Absent - None
 - ii. Public - Kuzma's
2. Approval of Minutes from Previous Meetings
 - a. Motion to approve: Reviewed meeting minutes for 02/13, 03/20 & 04/23. Gorby motion to approve.
 - b. Second: Suchy second
 - c. In favor: All in favor
3. Public Comments
 - a. No public comments
4. New Business
 - a. WWTP Updates
 - i. EGLE Part 41 construction permit
 1. Permit approved 05/09/23
 - ii. ACO schedule requirements
 1. Bids in hand by end of May – submit ACO amendment 10 working days prior to due date if bids not obtained
 2. Construction start by end of June
 - iii. Coordination with RPS – next Zoom call with RPS, GMB, OAK 5/30
 1. Reported to RPS that we need to have final decision/direction by end of this month.
 - iv. Facility current Issues / Improvements
 - i. New blower has been ordered for replacement for redundant EQ blower (28 week lead time).
 1. Installation planned for this week.
 - ii. Huber screening at 1mm has been ordered...Huber working to improve 7-8 week lead time.
 - iii. Pre-EQ settling being discussed.
 - iv. Hot water heaters for improved membrane cleaning.
 - b. Connect WTP Backwash to Sanitary
 - i. Chris Bauer last acknowledged receipt of work plan 3/3. No estimated review time provided.
 - ii. The estimated implementation schedule from date of Work Plan approval is:
 - i. Backwash Treatment Pilot Study Complete
 - ii. Design, Preliminary and Final 2 months
 - iii. EGLE Review and Part 41 Permitting 4 months
 - iv. Bidding, Review and Authorization 2 months
 - v. Construction 4 months
 - vi. Total Estimated Timeline for Improvements 12 months

- c. Hydraulic Study of Distribution System
 - i. Pressure data loggers on hydrants during Operations spring flushing 5/11-5/12
 - ii. Preliminary findings
 - 1. Water hammer system-wide during high flow events, +/- 10 to 15 psi
 - 2. Fire flow pump faulted, causing pressure drop throughout the system followed by high pressure rebound
 - 3. Increase high service pumps firm capacity may be needed to ensure reliability
 - 4. Contacted Peerless re: investigating service pump controls reprogramming to reduce hammer and mitigate pump faulting issues
 - d. Connect to NKSA
 - i. Mick met with Plainfield Township on 5/5
 - ii. Mick coordinated follow-up meeting with Plainfield Twp, NKSA, WMDC, SRSCA, Exxel, RPS, IAI 5/10
 - iii. Mark reported meeting with Prien scheduled 5/16, meeting with EGLE 5/25 @ 1:00pm
 - e. New WWTP Operator
 - i. IAI does not want to support daily operations of the plant anymore.
 - ii. F&V is the new suggested operator.
 - iii. Gorby to sign new agreement with F&V.
 - 1. Asked counsel if EB should also sign agreement.
 - 2. Motion to approve Gorby signing document: Suchy
 - 3. Second: Warren VK
 - 4. All in favor: All approve
 - f. Installation of Bench and Trash Can at new tot lot.
 - i. Follow up with Wendy on timing (Bires)
5. Old Business
- a. WWTP Cost Sharing Proposal
 - i. EB requesting meeting with Board members, EB and both legal counsels.
 - ii. Bloom & Sluggett has reviewed proposal and provided feedback via email.
 - b. RPS - Sanitary Sewer and Water Service Agreement (Gorby)
 - i. Will review with F&V once they take over.
 - c. WTP Improvements
 - i. Backwash plan to hook to WWTP
 - ii. Filter Media Upgrade Schedule
 - i. Run pilot test filters (2-3 weeks) Complete Oct 25 – Nov 11, 2022
 - ii. Complete findings report (2 weeks) Submitted Dec 13, 2022
 - iii. EGLE review/approval of report (2 months) Approved Feb 9, 2023

- iv. HOA approval for Peerless to start upgrade Approved March 28, 2023
 - v. EGLE permit application (Peerless prepare/submit) Complete Apr 10, 2023
 - vi. Lead time from media order (2 weeks) In process - media delivery 5/16, backwash valves on order, well pumps ready, VFDs not delivered yet
 - vii. Media installation (1 week each filter) In process - planned 05/23
 - d. Potential Grant and Funding Options
 - i. Blake from Bloom Sluggett offered to help look into these options for us, he had dealt with many of these loans in the past.
 - ii. Non-profit Corporation ID #800902895 for Saddle Ridge Site Condominium Association
 - iii. Michigan Dept of Agricultural & Rural Development
 - 1. <https://www.michigan.gov/mdard/about/divisions/mdard-leadership-team/office-of-rural-development>
 - iv. USDA
 - 1. <https://www.rd.usda.gov/programs-services/water-environmental-programs/water-waste-disposal-loan-grant-program/mi>
 - 2. RD Apply Completed
6. Parking Lot
 - a. Investigate options for residents to boost water PSI. Ask EB/IAI for help with recommendations.
 - b. Eastbrook respond to request to bury exposed water shut-off valves in residents yards.
 - c. 10-year plans (may be able to pull ahead to now)
 - i. Hook up to Plainfield Water system
 - ii. Hook up to Plainfield Sewer system - install lift station in SR.
 - d. Finish installation of new tot lot items (picnic table, bench, trash bin)
 - e. Need to re-bid Snow & Lawn contract this year.
 - f. Need to start investigating Condo Management companies (find out when EB plans to leave)
 - g. Determine and set 5-year budget plan for utilities and association fees.
7. By-Law Infractions - Bires
 - a. 3 infractions reported
 - i. 3 letters sent, no fines needed.
8. Architectural - Van Kampen
 - a. Updates to architectural request form.
 - i. Warren provided feedback to Kathleen on updates needed.
 - ii. Kathleen reviewing our suggestions and also adding some of hers.
 - iii. Will plan to review new proposal next Board meeting.
 - b. 6 requests this month (5 approved)
 - i. Ben Horn , 9372 Sunset Ridge Dr. NE, Widening of driveway. Approved 4/17/3

- ii. Faustin, Randall, 9610 Sunset Ridge Dr. NE, Outbuilding/shed on back of property. The construction plans and location, materials, and contractor/builder and colors were not included. This is currently pending for further information.
- iii. Brian/Cathi Betti, 9336 Sunset Ridge Dr. NE, Landscaping and fence in back yard. Approved 5/16/23 after better diagram of fence perimeters was provided.
- iv. Michael Hall, 9288 Sunset Ridge Dr. NE, Decking on back of house. Approved 5/12/23
- v. Michael Hall 9288 Sunset Ridge Dr. NE, Addition of screened in porch to above request. Approved 5/16/23
- vi. Matt Behrens, 2793 West Morgan NE, In ground pool, concrete pad, Boulder wall and landscaping, Fenced area. Approved 5/16/23

9. Treasurer - Suchy

- a. Overdue Fees (as of 04/24)
 - i. Association Fees - 10 accounts still open
 - ii. Utility Fees - 3 open accounts

10. Communications - Zemens

- a. Newsletter
 - i. Next Board Meeting details
 - ii. Status updates on WWTP
 - iii. Tips/Tricks to fix water leaks around the house to help reduce water bill.
 - iv. Answers to resident emails
 - v. Reminder to follow HOA bylaws
 - 1. Campers can't be in driveway more than 72 hours
 - 2. Getting any construction projects approved by the Architecture committee.
 - 3. No long-term parking on the street.
 - vi. Pick up you dog waste bags!
- b. Update 2023 Utility rates and fees on website.
- c. Add missing meeting minutes to website.

11. Public Comments

- a. No public comments.

12. Set Next Meeting

- a. Date/Time: June 19 @ 8:00pm

13. Adjournment

- a. Time: 10:11pm