

1. Call to Order
  - a. Time: 8:05 pm
  - b. Attendance:
    - i. Board - BG/JB/DZ/NP Absent - JS/WV
    - ii. Public - David Majeski, Nichole/Dan Braska, Sara Barron
2. Approval of Minutes from Previous Meetings
  - a. Motion to approve: Gorby motion
  - b. Second: Bires second
  - c. In favor: All in favor
3. Public Comments
  - a. No public comments
4. New Business
  - a. Common Areas Irrigation
    - i. Pump quit working, has been replaced by North Kent Well on 06/01.
    - ii. Complaints about common area irrigation during restricted times.
      1. Come off separate pump from pond, not affect to neighborhood water system.
      2. Ask John to review irrigation times to maybe start at 9pm on non-gathering areas. (BIRES)
        1. Obtain zone map to determine which ones can start earlier
  - b. Neighborhood Irrigation Restrictions
    - i. Implement odd/even restrictions this summer to manage water usage.
    - ii. Amber to send out email to residents, David Z. put message on FB, EB to send mailer out also.
  - c. WWTP Updates
    - i. F&V Operations
      1. Contract signed and payment made, official start date of 05/22/23
      2. Final copy with all signatures shared with Board members 06/13.
      3. W9 provided as well as COI.
      4. Set up new weekly meeting with F&V. (GORBY)
    - ii. Facility current Issues / Improvements
      1. New blower has been ordered for replacement for redundant EQ blower (28 week lead time).
        1. Installation should have been completed week of 05/22 (need to confirm w/IAI). (GORBY)
      2. Huber screen
        1. Huber was not aware the unit ordered was for an MBR system.
        2. They would have recommended the 1mm screen rather than 6mm screen.
        3. Wendy still working with IAI to determine how that communication broke down.

4. Huber screening at 1mm has been ordered...Huber working to improve 7-8 week lead time.
  3. Hot water heaters for improved membrane cleaning. (GORBY/PASCH)
  - d. Connect to NKSA
    - i. Met with EB, Plainfield Township, P&N, Rockford Public Schools and the HOA on 05/26.
      1. P&N confirmed that from an engineering standpoint they can make the Saddle Ridge connection work.
    - ii. Obtain letter from Cameron Van Wyngarden, Superintendent of Plainfield Charter Township, addressing next steps that will need to be completed under the path to hook up to NKSA.
    - iii. Test latest water samples to confirm that the wastewater coming from the Saddle Ridge community does not have PFAS detected in it. Samples have already been taken and are being analyzed at the Prein & Newhof Laboratory.
    - iv. Once we have these results we will be providing these to Plainfield Township and will provide those to EGLE as well.
    - v. Authorize concurrently the start of basis of design work with Prein & Newhof for the needed lift station and force main connection to NKSA from Saddle Ridge.
      1. EB set up escrow account to get this started.
    - vi. Begin looking to review the steps required for requesting a modification to the existing ACO plan.
    - vii. July 12th is a potential Plainfield Twp Board meeting that this could be reviewed/approved.
  - e. Brown Water Complaints
    - i. F&V (Stephanie Kozal) engaged homeowners to understand the issue.
    - ii. Discoloration was deemed to be due to sediment dislodging during hydrant flushing.
    - iii. Residents have contact information to Stephanie if issue persists.
5. Old Business
- a. WWTP Cost Sharing Proposal (on hold pending NKSA hook up plans)
    - 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
      1. Chris Bauer last acknowledged receipt of work plan 3/3. No estimated review time provided.
      2. The estimated implementation schedule from date of Work Plan approval is:

- a. Backwash Treatment Pilot Study Complete
  - b. Design, Preliminary and Final 2 months
  - c. EGLE Review and Part 41 Permitting 4 months
  - d. Bidding, Review and Authorization 2 months
  - e. Construction 4 months
  - f. Total Estimated Timeline for Improvements 12 months
- ii. Filter Media Upgrade Schedule **COMPLETE**
  - 1. Run pilot test filters (2-3 weeks) Complete Oct 25 – Nov 11, 2022
  - 2. Complete findings report (2 weeks) Submitted Dec 13, 2022
  - 3. EGLE review/approval of report (2 months) Approved Feb 9, 2023
  - 4. HOA approval for Peerless to start upgrade Approved March 28, 2023
  - 5. EGLE permit application (Peerless prepare/submit) Complete Apr 10, 2023
  - 6. Lead time from media order (2 weeks) Complete May 26, 2023
  - 7. Media installation (1 week each filter) Complete June 02, 2023
- 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>
- e. 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
  - f. Installation of Bench, Picnic Table and Trash Can at new tot lot. (BIRES)
    - i. Follow up with Wendy on timing
  - g. Pothole filling (BIRES)
    - i. Some holes were not patched during initial pass.
    - ii. Service company to come back and get all holes completed by 06/09.
6. Parking Lot
- a. Investigate options for residents to boost water PSI. Ask EB/F&V 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
  - d. Need to re-bid Snow & Lawn contract this year.
  - e. Need to start investigating Condo Management companies (find out when EB plans to leave)
  - f. Determine and set 5-year budget plan for utilities and association fees.
  - g. Annual start of summer party
7. By-Law Infractions - Bires
- a. None
8. Architectural - Van Kampen
- a. Updates to architectural request form.
    - i. Form updated, suggested to add 2 approval sections for pre-approval and post-approval.
  - b. 0 requests this month (N/A approved)
    - i. 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.
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.~~ (Hold off on this one)
    - iv. Answers to resident emails (Common area irrigation, odd/even restrictions)
    - 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 or night parking on the street.
      - 4. Approved watering times
    - vi. Pick up you dog waste bags!
    - vii. Contractor signs not permitted
    - viii. Odd/even watering restrictions
  - b. Website
    - i. Update 2023 Utility rates and fees on website.
    - ii. Add missing meeting minutes to website.
    - iii. Announcements page is outdated - remove old information, add links to Newsletters here
    - iv. Add 2022 Water Quality Report - Bires to scan to PDF and send to David.
  - c. Facebook communication
    - i. Put odd/even watering restrictions email on neighborhood page.
- 11. Public Comments
  - a. No public comments.
- 12. Set Next Meeting
  - a. Date/Time: July 17 @ 8pm
- 13. Adjournment
  - a. Time: 9:17pm