

07/17/2023

Monday, July 17, 2023

8:00 PM

<<Saddle Ridge HOA Meeting Agenda (07-17-2023).docx>>

1. Call to Order
 - a. Time: 8:06pm
 - b. Attendance:
 - i. Board - BG/JB/JS/DZ/NP/WV Absent - None
 - ii. Public - None
2. Approval of Minutes from Previous Meetings
 - a. Motion to approve: N/A - will review/approve for next meeting
 - b. Second: N/A
 - c. In favor: N/A
3. Public Comments
 - a. No public comments
4. New Business
 - a. Solar Panels (VAN KAMPEN)
 - i. Anything on the outside of the house has to be approved through the Architecture Committee.
 - ii. Research some negative points about solar panels and add to the newsletter.
 - iii. Develop criteria about these units.
 - iv. Consider changing bylaws to not allow solar panels.
 - b. Speed Limit Signs (BIRES)
 - i. Need to add them to the new Phase 3 areas.
 - ii. Reach out to Wendy to remind them to put the signs up.
 - c. Common Areas Irrigation
 - i. Complaints about common area irrigation during restricted times.
 1. 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
 - i. Turfs does not have a map.
 - d. Neighborhood Irrigation Restrictions
 - i. Implement odd/even restrictions this summer to manage water usage.
 - ii. Feedback from Stephanie is that the system is good now, restrictions have helped immensely.
 - iii. Tank levels consistently average around 20-21 feet.
 - iv. Leave restrictions in place for the remainder of this year.
 - e. WWTP Updates
 - i. Bi-weekly meetings set up with F&V on Thursdays.
 - ii. Facility current Issues / Improvements
 1. New blower has been installed.
 2. Huber screen
 1. Installation completed 07/12. F&V to monitor performance and report out.

2. Huber representative said the system was programmed completely wrong. He re-programmed it correctly at screen installation.
 3. Hot water heaters for improved membrane cleaning. (GORBY/PASCH)
 - iii. Prein & Newhof to conduct survey for potential force main route
 - f. 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. (GORBY)
 - vii. Prein & Newhof to conduct survey for potential force main route.
 - viii. August is a potential Plainfield Twp Board meeting that this could be reviewed/approved.
 - g. Brown Water Complaints
 - i. Additional complaint from Joe Kwiatkowski about discolored water. He just returned from vacation.
 - ii. Have Joe test backflow preventor to ensure it is not coming from irrigation pipes. (PASCH)
 - iii. If backflow preventer is fine, then F&V (Stephanie Kozal) will re-engaged homeowner to test incoming water to the house.
5. Old Business
- a. RPS - Sanitary Sewer and Water Service Agreement (GORBY)
 - i. Agreement sent to F&V for review/feedback.
 - ii. RPS wants to get this agreement finalized ASAP.
 - b. 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:
 1. Backwash Treatment Pilot Study Complete
 2. Design, Preliminary and Final 2 months

3. EGLE Review and Part 41 Permitting 4 months
 4. Bidding, Review and Authorization 2 months
 5. Construction 4 months
 6. Total Estimated Timeline for Improvements 12 months
- ii. Sign up for MiEHDWIS access for drinking water. (GORBY)
- c. Potential Grant and Funding Options
 - i. ON HOLD - NEED UPDATED COST ESTIMATE FROM P&N.
 1. Spoke with representative from Dept of Agriculture. He contacted Blake. Needs to know who is the applicant for this loan.
 - 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>
 - d. 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
 - iii. F&V to review hydraulic study to give their recommendation on what need to be addresses and what does not.
 - e. Installation of Bench, Picnic Table and Trash Can at new tot lot. (BIRES)
 - i. Follow up with Wendy on timing
 - f. Pothole filling (BIRES)
 - i. New quote to fill rest of potholes came in at \$7,800.
 - ii. Email to Wendy asking why so expensive and why this was missed on original request. No response yet.
 - g. Snow & Lawn Contract Bids (BIRES)
 - i. Email Wendy to prepare RFQ for new 3-year contract
 - ii. Find other contractors to have Wendy quote. (PASCH)
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 start investigating Condo Management companies (find out when EB plans to leave)
 - e. Determine and set 5-year budget plan for utilities and association fees.
 - f. 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
 - ii. Warren to monitor finish dates and review for post-approval.
 - b. 1 requests this month (1 approved)
 - i. VanKampen, Warren, 9423 Sunset Ridge Dr NE; Driveway widening, patio enlargement, landscape around electrical box, external stairs to back.
 - c. Follow-up from last month (still TBD)
 - 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 06/26)
 - i. Association Fees - 3 accounts still open
 - ii. Utility Fees - 7 open accounts
 - iii. Move forward with issuing leans to houses that are overdue.
 - b. Saddle Ridge Treasurer Email account
- 10. Communications - Zemens
 - a. Newsletter
 - i. Next Board Meeting details
 - ii. Status updates on WWTP
 - iii. Answers to resident emails (Common area irrigation, odd/even restrictions)
 - iv. Feedback on odd/even watering restrictions.
 - v. Clean up after your dog and take care of the bag in your own trash can.
 - b. Website
 - i. Announcements page is outdated - remove old information, add links to Newsletters here
 - ii. Add 2022 Water Quality Report - Bires to scan to PDF and send to David.
- 11. Public Comments
 - a. No public comments.
- 12. Set Next Meeting
 - a. Date/Time: 08/14/2023 @ 8:00pm
- 13. Adjournment
 - a. Time: 9:26pm