

08/14/2023

Monday, August 14, 2023

8:00 PM

1. Call to Order
 - a. Time: 8:09 pm
 - b. Attendance:
 - i. Board - BG/JB/JS/DZ/NP/WV Absent - None
 - ii. Public - Behrens / Hescott / Halligan / Kuzma / Van Dusen / Setlock / Sudbury / Kwiatkowski / Allard / Mcrell / Popour / Barnes / Felt / Medema / Schatzman / Braska / Parks / Clark / Rosa / Reichert / McCarrick / Lemmenes / Cisler
2. Approval of Minutes from Previous Meetings
 - a. Motion to approve: BG 06/15 & 07/17
 - b. Second: NP
 - c. In favor: All in favor
3. Public Comments
 - a. Questions submitted via email:
 - i. Status of sewer and water upgrades and some idea of cost to the HOA and Eastbrook
 1. Water upgrades are on track and schedule to have additional pumps installed in September. Sewer will get new membranes to help increase the efficiency of the treatment to try and reduce number of Plummer's trucks needed. Permanent solution is still in the engineering phase.
 - ii. Does the lien impact individuals credit score or ability / cost to borrow?
 1. No it does not affect your credit score and generally that it would not affect your ability to open additional lines of credit not secured by the property as collateral (e.g. credit card or other unsecured line of credit, car loan, etc.). For loans taken out using the property subject to the lien as collateral for the loan (refinance of existing mortgage(s), HELOC): the loan underwriters will usually require a payoff of the lien to clear title in order to proceed with the loan.
 - iii. What is Eastbrook's time table to settle with this contractor and how will we be notified when the lien is removed?
 1. EB will pay off any lien that is interfering with any sale of a home in Saddle Ridge so those transactions can continue.
 - iv. How quickly will the financial dispute be resolved?
 1. EB counsel and IAI counsel will work together to determine a resolution. Timing is not understood at this time.
 2. HOA will push for quick resolution between EB and IAI.
 - v. Are we connecting water to Plainfield Twp also?
 1. Not at this time, but we will look at this possibility in the future.
 - vi. Is the sewer line installed?
 1. No, P&N is conducting feasibility survey on most efficient path for line.

- vii. Who has been managing the conversations about the sewer plans?
 - 1. It has been a collaborative team between all.
- viii. Can we research any negative outcomes with our legal counsel?
 - 1. YES, we will have B&S review our legal position.
- ix. Why did we choose to forego the new sewer plant and hook up to NKSA?
 - 1. It was a more permanent solution for the neighborhood.
- x. What is the source of the grievance?
 - 1. IAI managed the installation of the Huber system which had a 6mm screen rather than 1mm which is required for an MBR.
- xi. What expectations of costs do we know of today?
 - 1. Water plant upgrades are pretty much known, but sewer system is still in design phase so total cost is unknown.

4. New Business

- a. Saddle Ridge Flooding
 - i. Concerns emailed to EB about a couple flooding events in Phase 3 section.
 - ii. EB developed an action plan to help manage the water flow to the low section of the neighborhood.
 - iii. Follow up with EB about what their solution is and if there is any long or short term actions needed to monitor the flooding. (BIRES)
- b. Solar Panels (VAN KAMPEN)
 - i. The Michigan Community Association Law blog has stated that "...there is nothing in the Michigan Condominium Act that precludes a developer or condominium association from adopting condominium bylaws that would ban the installation of solar panels."
 - ii. The Michigan Court of Appeals held that the condo association can curtail certain rights which are usually associated with the private ownership of property.
 - iii. We are free to set rules and guidelines which the HOA determines is in the best interest of the HOA members. Any restriction should be a part of the HOA bylaws.
- c. WWTP Updates
 - i. Facility current Issues / Improvements
 - 1. Existing water heater needed routine maintenance, currently enough capacity to support system flushing.
 - ii. Installation of new membranes
 - 1. Planned delivery will be first week of September.
 - 2. Installation will be scheduled after receipt of membranes.
- d. Connect to NKSA
 - i. Begin looking to review the steps required for requesting a modification to the existing ACO plan. (GORBY)
 - ii. Prein & Newhof survey completed, working up engineering plans.
 - iii. September is a potential Plainfield Twp Board meeting that this could be reviewed/approved.
- e. 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.
 - iv. Backflow was not tested, water is fine now.
- 5. Old Business
 - a. RPS - Sanitary Sewer and Water Service Agreement (GORBY)
 - i. F&V provided 3 initial questions to be clarified from RPS. Will send email asking for responses.
 - 1. Does Rockford Schools intend to install any treatment after their metered connection? Softener?
 - 2. Any type of hazard (low or high) that needs to be isolated from the public water supply would need backflow devices installed. These are commonly found on boilers, irrigation, some kitchen servicing lines and fire protection. Yearly testing of these devices is recommended but at a minimum of every 3 years.
 - 3. Is the kitchen planning on food preparation or cleaning/dishwashing? If so, a grease interceptor would help to prevent grease/oils from entering the collection system.
 - 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:
 - 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. Sign up for MiEHDWIS access for drinking water. (GORBY)
 - 1. Complete, login information added to MeEHDWIS tab in OneNote
 - iii. New air compressor installation for the Hydropneumatics tank.
 - 1. Peerless given approval to proceed by Wendy on 08/02.
 - 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.
 - 2. Will confirm once engineering plans and ownership has been finalized.
 - 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. Wendy says installation is planned for October.
 - f. Pothole filling (BIRES).
 - i. Direction given to EB to fill in the potholes per latest quote on 07/18.
 - ii. Should be first couple weeks of September.
 - g. Snow & Lawn Contract Bids (BIRES)
 - i. Wendy to send out RFQ for new 3-year contract week of 07/24.
 - ii. Did we receive bids back yet? No.
 - h. Speed Limit Signs (BIRES)
 - i. Request is to put 4 speed limit signs up in Phase 3 section, 2 where new pavement starts and 2 where the road turns North.
 - i. Eastbrook respond to request to bury exposed water shut-off valves in residents yards. (GORBY)
 - i. Wendy to put together a plan to address these items.
6. Parking Lot
- a. Investigate options for residents to boost water PSI. Ask EB/F&V for help with recommendations.
 - b. 10-year plans (may be able to pull ahead to now)
 - i. Hook up to Plainfield Water system
 - c. Need to start investigating Condo Management companies (find out when EB plans to leave)
 - d. Determine and set 5-year budget plan for utilities and association fees.
 - e. Annual start of summer party
7. By-Law Infractions - Bires
- a. None
8. Architectural - Van Kampen
- a. 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.
 - ii. CLOSED - Will need to re-submit if construction is to proceed.
 - b. Warren did a post-construction review of all projects that have been submitted and confirmed all guidelines were followed.
9. Treasurer - Suchy
- a. Overdue Fees (as of 06/26)
 - i. Association Fees - 3 accounts still open

- ii. Utility Fees - 7 open accounts
 - iii. Liens for overdue fees will be issued towards the end of 3rd Quarter.
 - b. Saddle Ridge Treasurer Email account
- 10. Communications - Zemens
 - a. Newsletter
 - i. Next Board Meeting details
 - 1. Make sure PIN number is correct
 - ii. Status updates on WWTP
 - iii. Homeowner Q&A's
 - iv. Reminder of Bus safety procedures
 - v. Do not use construction entrance
 - vi. Speed limit signs will be installed in Phase 3.
 - vii. Reminder of speed limit in the neighborhood.
 - b. Website
 - i. Add June and July meeting minutes.
- 11. Public Comments
 - a. No additional public comments.
- 12. Set Next Meeting
 - a. Date/Time: 09/18/23 @ 8:30pm
- 13. Adjournment
 - a. Time: 10:08pm