

10/15/2023

Sunday, October 15, 2023

8:30 PM

1. Call to Order
 1. Time: 8:35pm
 2. Attendance:
 1. Board - BG/NP/JB/JS/DZ/WV Absent - None
 2. Public - Berant Lemmenes
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: BG
 2. Second: JS
 3. In favor: All in favor
3. Public Comments
 1. None
4. New Business
 1. IAI Liens
 1. Two homeowners looking to apply for HELOC which is blocked due to the liens that total \$414.22.
 2. EB position currently is they only pay off the lien for home sales.
 3. EB still trying to coordinate the cash bond with their attorneys from Warner Norcross; once complete the liens will be removed.
 4. Discussion with the Board and EB implied that EB would pay off the lien for any homeowner transaction was held up due to the lien.
 5. Draft email back to Kathleen explaining the Board's interpretation of EB responsibility to pay the liens for any homeowner transaction.
(ZEMENS)
 2. Wastewater Transport Agreement
 1. Plainfield Township passed the Transport Agreement 10/09
 2. Review latest MOU proposal from EB.
 3. Board may need to vote to approve MOU, will take direction from legal counsel.
 3. Snow & Lawn Contract Bids (BIRES)
 1. Board to vote to award new contract.
 1. Motion to award Turfs R Us: BG
 2. Second: WV
 3. In favor: All in favor
 4. Stopping for Bus Loading/Unloading in the Neighborhood (BIRES/PASCH)
 1. Reached out to Matt Puett (Rockford Transportation Manager) for rules.
 2. Matt provided this good article that spells much out. <https://www.michiganautolaw.com/blog/2022/08/31/school-bus-traffic-laws/>
 3. No cars can pass and must stop no closer than 20 feet when RED lights are flashing.
 4. Consider adding these rules to the newsletter.
 5. If issues continue, Matt is willing to come out and issue citations to violators.

5. Old Business

1. Saddle Ridge Flooding

1. Concerns emailed to EB about a couple flooding events in Phase 3 section.
2. EB developed an action plan to help manage the water flow to the low section of the neighborhood.
3. 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)
4. EB is managing the sand/grit entering the storm sewer.

2. Solar Panels (VAN KAMPEN)

1. Update suggested guidelines for solar panel installations.
2. Board to meet again to review and vote.
3. Need to understand process for amending bylaws to add these guidelines if approved.
4. Set up survey for resident's feedback about adding solar panels to bylaws or not. (ZEMENS)

3. WWTP Updates

1. Plumbers trucks are pumping/hauling currently until WWTP can be back online and running.
2. Cleaned air lines, installed 4 new membranes, obtained other 4 membranes.
3. System reconfigured and started up and briefly ran plant. Performance looks good so far.
4. New blower parts ordered 10/10.
5. Authorization to proceed to purchase automated strainer provided 10/13.

4. Connect to NKSA

1. EB has started to review the steps required for requesting a modification to the existing ACO plan. (GORBY)
2. Prein & Newhof survey completed, received approval to proceed with design on 10/09. Their survey and drafting departments are now processing the data to prepare a set of base plans that can be used to start design.
3. Plainfield Charter Township will pick up a system for financing the connection fees in the overall financing package for the transition costs.

5. RPS - Sanitary Sewer and Water Service Agreement (GORBY)

1. F&V provided 3 initial questions to be clarified from RPS. Email response from RPS received 09/21.

6. WTP Improvements

1. WTP upgrades scheduled to start this week.
2. 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
7. Hydraulic Study of Distribution System
 1. Pressure data loggers on hydrants during Operations spring flushing 5/11-5/12
 2. 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
 3. F&V to review hydraulic study to give their recommendation on what need to be addresses and what does not.
 8. Speed Limit Signs (BIRES)
 1. 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.
 2. EB agreed to do this, need to determine if it is completed yet or not.
 9. Eastbrook respond to request to bury exposed water shut-off valves in residents yards. (GORBY)
 1. BR excavating has been contracted to complete this work.
 2. Work started 10/04; Wendy reported all stop boxes have been lowered except one at 2753 W. Morgan Trail.
 3. 9705 Sunset Ridge and 2713 W Morgan Tril just need to re-pour concrete and this topic is closed.
 10. Fallen trees (BIRES)
 1. Large tree on south side of entrance closer to the pond was taken care of.
 2. Ask Turfs to also take care of the small trees on North side right at entrance.
6. Parking Lot
 1. Potential Grant and Funding Options
 1. On hold - awaiting updated cost estimate from P&N.
 2. Spoke with representative from Dept of Agriculture. He contacted Blake. Needs to know who is the applicant for this loan.
 3. Will confirm once engineering plans and ownership has been finalized.
 2. Investigate options for residents to boost water PSI. Ask EB/F&V for help with recommendations.
 3. Investigate hooking up to Plainfield Water system
 4. Seek out and quote Condo Management companies (find out when EB plans to leave)
 5. Determine and set 5-year budget plan for utilities and association fees.
 6. Make annual start of summer party an HOA sponsored event.

7. Review plans to flush out storm sewer drains.
7. By-Law Infractions - Bires
 1. None
8. Architectural - Van Kampen
 1. APPROVED REQUESTS
 1. Allard, 2876 Saddle Ridge Court - Hot tub installation request.
 2. Kuzma, 9718 Sunset Ridge Dr - New Roof
 2. PENDING
 1. Andrews, 9413 Sunset Ridge Dr - Solar Panels
 2. Lemmenes, 9517 Sunset Ridge Dr - Solar Panels
 3. UNDER CONSTRUCTION
 1. Hall, 9288 Sunset Ridge Dr - 80% complete, all behind house and not visible
 2. Behrens, 2793 W Morgan Trl - Sidewalk cracked, but not elevated. Needs repair.
9. Treasurer - Suchy
 1. Overdue Fees (as of 10/02)
 1. Association Fees - 1 account still overdue (should be paid by 10/31)
 2. Utility Fees - 4 one quarter past due accounts
 2. 2024 Budget Planning
 1. Create draft for 2024 budget for review - association and utility.
10. Communications - Zemens
 1. Newsletter (no more than 2 weeks after board meetings)
 1. Next Board Meeting details
 2. Status updates on WWTP
 3. Homeowner Q&A's
 4. Notify residents of the upcoming Halloween party.
 5. Article about the success of the 5K fun run w/pictures.
 6. Add bus stop rules
 7. How to handle solicitors - add direction to contact Natasha.
 8. No parking the road and no parking wrong direction reminder.
 9. Survey coming about the solar panels.
 2. Website
 1. September meeting minutes attached.
11. Public Comments
 1. No additional public comments.
12. Set Next Meeting
 1. Date/Time: 11/19/23 @ 8:00pm
13. Adjournment
 1. Time: 9:59pm