

11/19/2023

Sunday, November 19, 2023

8:00 PM

1. Call to Order
 1. Time: 8:02pm
 2. Attendance:
 1. Board - BG/JS/NP/JB/DZ/WV Absent - None
 2. Public - Atkins (6426) / Kaur (0211) / Sommerdyke (0406) / Spencer (3624) / Hall (2733) / Wymers (6318)
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: BG
 2. Second: DZ
 3. In favor: All in favor
3. Public Comments
 1. Sommerdyke - Xmas lights decorations for entrance.
4. New Business
 1. Annual Saddle Ridge Homeowners Association Meeting Proposed Agenda
 1. Eastbrook sales update
 1. # of homes closed and occupied as of 12/2023
 2. Election of Board of Directors
 1. Josh Bires's term is expiring and will not seek re-election for another term.
 2. Brett Gorby's term is expiring and will see re-election for another term.
 3. Will need at least one more resident to run to maintain 6 Board Members
 4. Need to send email to Kathleen with this information for the meeting. (BIRES)
 3. Sewer System update
 1. Last year, IAI provided a detailed update as part of this meeting....do we have F&V do the same for the current plant this year?
 1. Email F&V requesting they participate and give updates (PASCH)
 2. Provide latest updates on progress to hook up to NKSA.
 1. Determine who provided update...EB or Board.
 3. We always get the cost question, how do we prepare since we probably won't have final numbers yet?
 1. Send email to Blake requesting advice on what to share with residents for costs magnitude. (GORBY)
 2. Ask Blake to attend meeting this year also.
 4. Financial Statements
 1. Amber to finalize budget vs actual for CY2023
 2. Julius work on proposed budget for CY2024
 1. Probably should keep to what was proposed for CY2024 in last year's meeting.

5. Audit Vote
 1. Any Board members suggest we do anything other than waive the audit like normal?
6. RPS Update
 1. Request update from Mike Cuneo like last year. (GORBY)
7. Q&A session, then adjourn
2. Incentive to be on the Board
 1. Suggest to waive annual HOA fees for Board members.
 2. Take this into account for 2024 site budget planning.
 3. Ask for Blake's recommendation if we can do this or not. (GORBY)
3. IAI Liens (ZEMENS)
 1. EB did pay for the lien's to allow homeowners to proceed with their HELOC.
4. Wastewater Transport Agreement (GORBY/PASCH)
 1. Plainfield Twp agreed to our proposed markups on 10/23.
 2. In order to expedite the process, email request was sent to Board members to VOTE to approve Gorby (HOA President) to sign off on agreement.
 1. Received 6 approvals via emails; no nays.
5. Budget for Holiday Lights in CY2024
 1. Would be a 5 year commitment.
 2. Initial year is \$3,164.40 for labor and materials, each year after is \$1,320 just for labor.
 3. Email Blake about the Board setting up a GO FUND ME account or taking donations to fund this cost. (GORBY)
5. Old Business
 1. Solar Panels (VAN KAMPEN)
 1. Any solar panel architecture requests to be denied at this time.
 2. Set up survey for resident's feedback about adding solar panels to bylaws or not. (ZEMENS)
 2. WWTP Updates (GORBY/PASCH)
 1. Cannot use 2nd bank of 4 membranes, system was homemade and would cost too much to fix the correct way.
 2. System restarted 11/07 and hit 25 GPM, but then stabilized around 15 GPM.
 3. Current capacity can handle about 50% of required treatment.
 4. Moving forward with installation of EQ blower since F&V says a new Part 41 permit is not needed.
 5. F&V following up with supplier for timing of automated strainer. Supplier waiting for EB approval to proceed as of 11/16.
 3. Connect to NKSA (GORBY/PASCH)
 1. NKSA Board approved resolution to allow Plainfield to extend its service area to serve the Saddle Ridge Development and new RPS Elementary School on 11/02. This is the first step in the NKSA approval process.
 2. Each of the 5 member communities must also pass a resolution allowing the expansion. Should be complete at least by mid-December.
 3. Final approval of joint agreement between Plainfield Twp/Saddle Ridge/EB/RPS is complete

1. RPS approved during 11/13 School Board meeting.
4. MOU in place with Eastbrook in order to negotiate cost sharing numbers in the future.
4. RPS - Sanitary Sewer and Water Service Agreement (GORBY)
 1. RPS provided answers to remaining questions.
 2. Request F&V feedback to complete agreement details.
5. WTP Improvements
 1. WTP upgrades completed, pump capacity upgraded from 230 to 315 GPM.
 2. Current chlorine pumps cannot keep up with new capacity.
 1. F&V to hook up temporary pump to get additional capacity in short term.
 2. F&V obtain quote to upgrade to SMART pump as long term fix.
 3. Still need to confirm plans for backwash to hook to WWTP
6. 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.
7. 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.
8. Fallen trees (BIRES)
 1. Coordinate group of volunteers to trim up some of the other smaller fallen trees rather than paying Turfs to take care of.
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.
8. Review modifications to the by-laws to allow installation of Solar Panels
9. X-mas lights
7. By-Law Infractions (BIRES)
 1. None
8. Architectural (VAN KAMPEN)
 1. APPROVED REQUESTS
 1. Waugh, 2841 N. Saddle Ridge Ct NE - Driveway extension
 2. Hall, 9288 Sunset Ridge Dr - Screen porch
 2. PENDING
 3. UNDER CONSTRUCTION
 1. Behrens, 2793 W Morgan Trl - Sidewalk cracked, but not elevated. Needs repair. (COMPLETE)
 4. DENIED
 1. Andrews, 9413 Sunset Ridge Dr - Solar Panels
 2. Lemmenes, 9517 Sunset Ridge Dr - Solar Panels
 3. Kumar, 9533 Sunset Ridge Dr. - Solar Panels
9. Treasurer (SUCHY)
 1. Overdue Fees (as of 10/02)
 1. Association Fees - 1 account still overdue (should be paid by 10/31) - Julius to confirm.
 2. Utility Fees - 4 one quarter past due accounts - Julius to confirm
 2. 2024 Budget Planning
 1. Create draft for 2024 budget for review - association and utility.
10. Communications (ZEMENS)
 1. Distribute meeting minutes within 2 weeks for board member's review.
 2. HOA Emails to Address
 1. Kuzawa - Wanting update on the sewer project. (David responded - COMPLETE)
 2. Relator Email - David forward to Board members to provide answers to what we can.
 3. 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. Article about the success of the 5K fun run w/pictures.
 5. Add bus stop rules
 6. How to handle solicitors - add direction to contact Natasha.
 7. No parking the road and no parking wrong direction reminder.
 8. Survey for feedback on solar panels.
 4. Website
 1. Need to upload October meeting minutes.
11. Public Comments
 1. No additional public comments.
12. Set Next Meeting
 1. Date/Time: 12/17/23 @ 8:00pm
13. Adjournment

1. Time: 9:31pm