

Saddle Ridge Annual Meeting December 15, 2022

Tuesday, December 20, 2022

7:23 AM

1. **Count attendance of members.**
 - a. Varied throughout meeting 26-35 Residence. Can verify from recording attendees

2. **Introduce Board of Directors. Each in attendance provide a quick hello about themselves**
 - a. Brett Gorby - President - present
 - b. Julius Suchy - Vice President - unable to attend
 - c. Josh Bires - Secretary - present
 - d. Tawni Brouwer - Board Member - present
 - e. David Zemens - Communication - present

3. **Eastbrook Sales update - The project has 230 building sites. There are 217 homes closed and occupied (94%). 10 units are sold and not yet closed. 3 units left to sell.**

4. **Election for Board of Directors.**
 - a. Annemarie Lebioda -treasurer has moved from neighborhood and no longer on the board. This seat has not been filled. Tawni Brouwer term is expiring and will not be rerunning for another term
 - b. 2 spots are available for election. Kathleen discussed by laws of the neighborhood and stated that 3 is a minimum and up to 9. Has always been a good idea to keep 5 board members.
 - c. As of Dec. 14, there are no candidates running for the Board. If anyone is nominated before or at the meeting, a Ballot will be sent to all members.
Owners to vote electronically after the meeting. Send ballot to hoa@eastbrookhomes.com. Ballots due in by December 19 at 5 PM. Please call Kathleen at 616-988-1322 if you have any problem submitting ballot.
 - e. Nicole Pasch offered to run during the meeting

5. **IAI provided a Sewer System update via attendee Brad Lyons. Written update attached.**
 - a. Questions from homeowners after this update
 - b. Mike Sudbury -> What is the main goal and where is the new plant going to be. Answer - is the plant will be in the same location and footprint recently approved by Algoma township (include with minutes)
 - c. The Allard's asked if we have a cost per household yet. Answered that we do not have it yet. Issues with getting equipment, getting final quotes for construction.

- d. Jason Rosa - Asked if the costs are already budgeted for this? Brett Gorby response is that they are not and that a Special Assessment will be levied and be levied for the cost of this project. Will be working on a fair split and also creating an opportunity to have some sort of payment plan
6. Financial statements
- a. Final budgets are not finalized. They will be distributed at a later date.
 - b. 2023 Annual fees are projected to increase to \$950.
 - c. No discussion on Utilities as they were not approved prior to meeting
 - d. Board did not receive in time to approve these
7. Audit Vote.
- a. Kathleen Adams presents an explanation of 3 choices and the potential costs: formal independent audit, formal independent review or opt out of audit. Homeowner's need to submit audit votes with election ballot.
 - b. If we don't receive at least 50% voting turnout - an audit will have to go thru
 - c. Brett Gorby spoke on this matter and that the Board feels that an audit is not needed do to use being involved along the way and the cost
8. Update on Rockford School.
- a. Brett Gorby gave an update that was provided by Mike Cueno of RPS. Attached
 - b. Brett Gorby also mentioned that we will try and set up an early open house just for Saddle Ridge when the time comes. TBD

Question and Answer Session.

Adjourn

RPS Update for HOA Annual Meeting

Tuesday, December 20, 2022

7:56 AM

1. Current Phase of Project
2. Working getting 2 out of the 4 units built and enclosed before winter months.
3. Units A and B will be temporarily enclosed shortly after the first of the year. These units consist of:
 - Gym
 - Main Mechanical and Electrical Rooms
 - Cafeteria and Kitchen
 - Learning Commons / Art / Music and Maker Space
 - Lower Elementary and DK wings
4. Building is tied into DTE gas service and temp heat is running in areas of building that are enclosed.
5. Exterior Underground Infrastructure and Parking Lot Grades are Established
6. Upper Elementary Units, C and D have foundations completed
7. Brick Veneer work will begin over the winter months
8. Upcoming Phases of Project
 - a. Units C and D (Upper Elementary Wings)
 - Exterior Walls and Roof Steel will continue through the winter.
 - b. Interior Electrical and Mechanical Infrastructure work in Units A and B will continue through the winter
 - c. Spring 2023 – Fall 2023
 - Continue interior construction and finishes in Bldg.
 - Finalize Brick Veneer and Exterior Bldg. Finishes
 - Window and Door Installs at exterior of Bldg.
 - Begin site finishes, lot paving, misc. seeding, drive entries, and road work
 - Playground work – Fall 2023
 - d. Fall 2023 – Spring 2024
 - Final interior finishes
 - Final Exterior Finishes
 - Clean-Up and Owner Turnover – Summer 2024!
1. **Schedule on Track for 2024/2025 School Year!**