

Saddle Ridge Site Condominium Association
Annual Meeting Minutes
Monday, December 18, 2023, 6:00 PM virtual meeting

Meeting Notes:

- I. Count attendance of members – 34 households present
- II. Introduce Board of Directors
 - a. Brett Gorby - President
 - b. Josh Bires - Vice President
 - c. Secretary - David Zemens
 - d. Treasurer - Julius Suchy
 - e. Board Member - Nicole Pasch
 - f. Board Member - Warren Van Kampen
- III. Sales update – All 230 units are sold with the last house closing this month.
- IV. Election for Board of Directors
 - a. Gorby up for re-election.
 - b. Bires term is up and not seeking re-election.
 - c. Seeking 1 or 2 more volunteers
 - d. Eastbrook will no longer have a seat on Board since they will not own any units.
 - e. Board can be reduced to 5 members if no one else runs for Board.
 - f. Even if Gorby is only candidate, owners must vote to officially elect him.
- V. Financial statements
 - a. Site budget approved by the Board
 - b. 2024 annual fees are projected to increase to \$1,050 following the projection laid out several years ago.
 - c. No discussion on Utility budget as it has not been approved prior to meeting.
 - d. Board did not have enough time to review and approve.
- VI. Audit Vote
 - a. Must have 50% of resident votes to waive audit – 115 members.
 - b. Meeting currently only has 34 attendees.
 - c. Board encourages members to vote to waive because the Board reviews the financial reports in detail and sees no irregularities, and therefore an audit would be an unnecessary expense to members.
- VII. Sewer System Update
 - a. F&V update on current system
 - b. Update on hookup to NKSA progress
 - a. Engineering
 - i. Finalizing design for lift station and forced main.
 - b. Regulatory
 - i. 5 municipalities included in NKSA have fully approved connection of Saddle Ridge and RPS Elementary school
 - ii. Meeting with EGLE to modify ACO for this new direction.
 - iii. Next step - expand Plainfield sewer service boundary map to include SR and Edgerton Trails elementary school.
 - c. Financial
 - i. Will get firm quotes once engineering design is complete.

- ii. Preliminary connection fee to NKSA is estimated to be \$8,920 per home based on 80 foot of frontage.
 - iii. Initial total project cost estimate from Prein & Newhof presented to the Plainfield Board was in the amount of \$2,991,300.
 - iv. There are current operational costs that are required to keep our current system running until we are able to fully connect to NKSA. These costs are being collected and the cost sharing will be negotiated between Eastbrook and the Saddle Ridge HOA.
 - v. Plainfield verbally agreed to finance the new construction and connection costs for residents by way of a special assessment on individual sewer bills over an agreed upon period of time. Terms to be confirmed at a later date.
 - d. Timeline
 - i. Construction will be starting soon and target completion is prior to elementary school starting next fall.
 - ii. There should be minimum disruption to residents during this construction.
 - c. Cross-connection program to be implemented starting next year - 2024
 - a. Will require all homeowners to have backflow preventor tested and certified.
 - b. EGLE requirement to be done every 3 years.
 - c. More information to be included in monthly newsletter.
- VIII. Update on Rockford School progress
 - a. Gorby made presentation.
 - b. Offer to send copy with this month's newsletter.
- IX. Question and Answer Session
 - a. Why does the water have a strong chlorine smell?
 - b. Is the IAI lien matter resolved? The lien is discharged however the funds are in escrow with a title company until the matter is legally resolved. Developer and Association dispute the IAI claims.
 - c. Will association allow solar panels? The Board is still investigating the topic and has not made a final decision yet. Board members are seeking feedback from residents.
 - d. What is plan for road replacement? Association is just patching roads for now. Plan is to start new roads after Plumbers Trucks are done.
- X. Adjourn (7:06pm)