

02/25/2024

Sunday, February 25, 2024

8:00 PM

<<Saddle Ridge HOA Mtg Agenda (02-25-24).docx>>

1. Call to Order
 1. Time: 8:04
 2. Attendance:
 1. Board - BG/WV/NP/DZ Absent - JS
 2. Public - None
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: BG
 2. Second: NP
 3. In favor: All in favor
3. Public Comments
 1. None
4. New Business
 1. Architecture Committee Status
 1. Jason R. and Kathleen A. have departed from the committee, which leaves only 2 members.
 2. Per bylaws, committee should have 3 members.
 3. Send message to residents asking for volunteers to join this committee.
 4. David Majeski has volunteered to be on the committee.
 2. Road repair/replacement (GORBY)
 1. When do we want to start filling potholes? Early Spring
 2. Do we want to consider major road repair/reconstruction for this year? Target first two weeks of August.
 3. Send email to Wendy requesting updated quotes.
 3. Fire Flow Test
 1. Completed Feb 7th, no issues. Tested up to 750 GPM.
 2. Fire suppression system uses main fire pump and a jockey pump.
5. Old Business
 1. Election Votes
 1. Enough residents have voted for election and to waive audit now. Issue closed.
 2. Saddle Ridge 2024 Utility Budget (SUCHY)
 1. Need to finalize and obtain agreement from EB.
 2. First, need to confirm when EB will exit the neighborhood.
 3. Condo Management Companies (SUCHY)
 1. Seek out and quote Condo Management companies
 2. EB has requested to exit by August 1st.
 3. We technically don't have a service contract with EB. Will need to create one for new company.
 4. WWTP Updates (GORBY/PASCH)
 1. Seeing best performance after oxalic acid soak followed by bleach soak, getting up to 8,000 GPD.

2. VFD and strainer installation are on HOLD; EGLE requiring Part 41 permit prior to installations.
3. Due to costs and timing, we may not go forward with these improvements.
5. Connect to NKSA (GORBY/PASCH)
 1. Request to modify ACO submitted by EB, need to provide signed resolution from each municipality approving hook up.
 2. Prein & Newhof still working to finalize engineering design plans.
 3. P&N will need permanent easements granted for all rights-of-way, side yard/cross country sewer routes and lift station.
 4. Kathleen to review master deed to determine if anything needs to be changes or if we are already covered.
 5. Need plan to provide digital meter readings to Plainfield Twp as soon as the force main is operational.
6. RPS - Sanitary Sewer and Water Service Agreement (GORBY)
 1. Stephanie provided most of the feedback needed to finalize the agreement. Should get final details this week to be able and sign off.
7. WTP Improvements (GORBY/PASCH)
 1. New chlorine pump is ready for installation, programming and wiring are complete. Installation about 3 weeks out due to contractor workload.
 2. Backwash Plans
 1. Peerless Midwest submitting Part 41 permit to EGLE to proceed with construction.
 3. Water Tank Maintenance
 1. PO has been issued to proceed with scheduling all the required maintenance items to complete ACO requirements.
 2. F&V working with Dixon to coordinate these improvements.
8. Hydraulic Study of Distribution System (GORBY/PASCH)
 1. F&V finished review of IAI hydraulic studies, noted 6 different concerns.
 2. Will ask F&V to determine costs required to address these concerns.
 3. Biggest concern is the comment that we have 230 homes connected but EGLE and 10 State Standards show 150 max recommended.
9. Speed Limit Signs (GORBY)
 1. Wendy following up to confirm installation.
10. Solar Panel residential survey (ZEMENS)
 1. Results are overwhelmingly in favor of allowing solar (70%) vs. 23% opposed and 7% undecided.
 2. Review the 70% in favor responses to see how many ask for certain restrictions.
 3. Proceed with drafting guidelines to include in bylaws for solar panel installations.
11. Cross-connection program implementation (GORBY/PASCH)
 1. EB obtaining quotations from 3 different plumber services.
 2. Need to update bylaws to specify this requirement every 3 years starting in CY2024. Send to Blake.
6. Parking Lot
 1. Potential Grant and Funding Options

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. Determine and set 5-year budget plan for utilities and association fees.
5. Make annual start of summer party an HOA sponsored event.
6. Review plans to flush out storm sewer drains.
7. Review modifications to the by-laws to allow installation of Solar Panels.
8. Obtain quotes for 2024 X-mas light decoration in the main entrance.
9. HOA Board incentive (waive annual association fee for Board members)
7. By-Law Infractions (ZEMENS)
 1. 2734 W. Morgan, Gregory - 2 trailers in driveway and yard.
 1. Kathleen issued warning letter.
 2. Send Kathleen a message to proceed with a fine. (PASCH)
8. Architectural (VAN KAMPEN)
 1. APPROVED REQUESTS
 2. PENDING
 1. Hartog, 2745 West Morgan Trl NE - Pool
 3. UNDER CONSTRUCTION
 4. DENIED
9. Treasurer (SUCHY)
 1. Overdue/Outstanding Dues (as of 02/16)
 1. Association Fees - 107 outstanding balances (due by 03/15)
 2. Utility Fees - 30 overdue (due date was 01/31)
10. Communications (ZEMENS)
 1. HOA Emails to Address
 1. Concern over trailers in driveway and yard (same as by-law infraction notes above)
 2. 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. Need to find new service for newsletter publishing.
 3. Website
 1. Update Board of Directors (remove Bires)
 2. Update Committees and Chairs
 3. Post meeting minutes from December HOA Board Meeting.
 4. Post meeting minutes from Saddle Ridge HOA Annual Meeting.
 4. Entrance Xmas Lights & Stockings
 1. Ask volunteers to take down the lights and stockings at the entrance.
11. Public Comments
 1. None
12. Set Next Meeting
 1. Date/Time: March 17th, 2024 @ 8:00pm
13. Adjournment
 1. Time: 8:55pm