

03/17/2024

Sunday, March 17, 2024

8:00 PM

1. Call to Order
 1. Time: 8:06pm
 2. Attendance:
 1. Board - BG/WV/JS/DZ/NP Absent - None
 2. Public - Dave Majeski / Crystal Kuzma
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: Warren V.
 2. Second: Brett G.
 3. In favor: All in favor, no oppose.
3. Public Comments
 1. None
4. New Business
 1. Cost Sharing Proposal from EB
 1. Discuss proposal from EB with 3 party split solution.
 2. Additions to incorporate into the MOU
 1. Look Back Period to evaluate numbers in the cost allocation
 2. Cap on NKSA construction costs
 3. Administrative Consent Order
 4. Water System
 5. Wastewater Transport Agreement
 3. Vote to accept proposal in principle with additions in the MOU.
 1. Motion to approve: Brett G.
 2. Second: Julius S.
 3. All in favor: All in favor, no oppose
 2. ARC protocol
 1. Review Warren's proposal
5. Old Business
 1. Road repair/replacement (GORBY)
 1. Waiting for quotes from Wendy for road repair/replacement.
 2. Need to schedule pothole filling.
 2. Saddle Ridge 2024 Utility Budget (SUCHY)
 1. Need to confirm date for new management company, then finalize the budget.
 3. Condo Management Companies (SUCHY)
 1. Review prospective companies and costs.
 2. Still waiting for a couple more quotes to get full summary.
 3. Target May for start month.
 4. WWTP Updates (GORBY/PASCH)
 1. Currently getting 7,500 GPD max; average of 6,500 GPD
 2. Hellan Strainer was delivered to Turfs R Us, will be dropped off at the plant Monday.
 3. EB working with lawyer and EGLE to get approval to install.
 5. Connect to NKSA (GORBY/PASCH)

1. Request to modify ACO submitted by EB, all signed resolutions from each municipality provided. Waiting for EGLE.
2. Prein & Newhof still working to finalize engineering design plans.
3. P&N permanent easements for all rights-of-ways can be granted under existing master deed.
4. 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. Updated numbers from RPS are too low, Gorby to provide original numbers and request agreement to be signed.
7. WTP Improvements (GORBY/PASCH)
 1. New chlorine pump
 1. Peerless to start installation week of 03/25.
 2. Quote reviewed and approved to proceed.
 3. Leaking filter valves will also be replaced as part of this work.
 2. Backwash Plans
 1. Peerless Midwest submitting Part 41 permit to EGLE to proceed with construction.
 2. Update NKSA and P&N when these plans are finalized.
 3. Water Tank Maintenance
 1. Dixon to start all major maintenance in September.
 2. Residents cannot irrigate lawns once this maintenance is started.
8. Hydraulic Study of Distribution System (GORBY/PASCH)
 1. F&V working with Peerless/Dixon to estimate these costs.
 2. F&V recommendation is elevated water tank w/pressure controls in line; or hook up to municipal water system.
9. Speed Limit Signs (GORBY)
 1. Wendy following up to confirm installation.
10. Solar Panel Guidelines (VAN KAMPEN)
 1. Proceed with drafting guidelines to include in bylaws for solar panel installations.
11. Cross-connection program implementation (GORBY/PASCH)
 1. Kellermeier Plumbing came in with a cost of \$60/home for testing backflow preventors and sump pump discharge inspection.
 2. Any other costs for repairs will be charged to the homeowner to come into compliance.
 3. 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)
10. Adding speed bumps to Sunset.
7. By-Law Infractions (ZEMENS)
 1. 2734 W. Morgan, Gregory - 2 trailers in driveway and yard.
 1. Kathleen issued 2nd notice with a fine. Resident has addressed and is in compliance.
8. Architectural (VAN KAMPEN)
 1. APPROVED REQUESTS
 1. Hartog, 2745 West Morgan Trl NE - Pool
 2. PENDING
 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. Resident behind the WWTP complaining about the noise and times of Plummers trucks. No reply needed.
 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. Cross connection inspection communication
 5. September ban on irrigation due to water tank maintenance.
 6. Reviewing new management companies to take over May/June timeframe.
 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.
11. Public Comments
 1. None
12. Set Next Meeting
 1. Date/Time: April 21 @ 8pm
13. Adjournment
 1. Time: 9:15pm

<<Saddle Ridge-Alloc of Costs- Mar 1 2024 (1).pdf>><<Blake Email about EB cost sharing.pdf>><<Plainfield HookUp Fees and Construction Estimates.pdf>>

<<ARC protocol.pdf>>

<<backflow device test report.docx>>