

# 04/21/2024

Sunday, April 21, 2024

8:00 PM

<<Saddle Ridge HOA Board Mtg Agenda (04-21-24).docx>>

1. Call to Order
  1. Time: 8:02pm
  2. Attendance:
    1. Board - BG/NP/JS/DZ Absent - WV
    2. Public - Darren Braska 9392 Sunset Ridge
2. Approval of Minutes from Previous Meetings
  1. Motion to approve: Julius
  2. Second: David
  3. In favor: All in favor, no oppose
3. Public Comments
  1. None
4. New Business
  1. Cost Sharing Proposal from EB
    1. Discuss suggestions from Blake's email
    2. Three main areas we do not have agreement.
      1. WMD proposing \$1.2M cap for future operational deficiencies followed by 50/50 split until NKSA connection is made.
      2. WMD proposing Association will waive all liability related to any claims of any nature related to the common elements (water, sewer, stormwater etc.).
      3. WMD is proposing that the Association and WMD will split all costs associated with the ACO, if any, until North Kent startup, then the Association will be liable for 100% of any costs.
    3. HOA proposed responses to each of the 3 above items.
      1. Maybe we want to pose a higher cap before the 50/50 split on the basis that the anticipated start date of the North Kent main is late July / early August in exchange for some of the other items Mick is seeking.
        - a. Negotiate a higher amount that we think will cover the costs until we are hooked up and pumping to NKSA; or just have the agreement that EB covers operational costs until that point we are hook up to NKSA.
      2. Regarding the blanket waiver, Mick said he was not going to relent on this issue. As discussed on our call last week, waiving the right to bring future claims related to the water system is a significant decision for the Association as we are unsure of future costs and potential liability for West Michigan.

This is largely a business decision for the Association how much they want to push on this issue in light of West Michigan's threat to stop funding operational shortfalls.
1. Would be willing to concede on this if we get agreement on 1 & 3.

3. Regarding the ACO, is the Association currently paying 50% of the costs of the ACO (fines, EGLE fees)? That is what they are contending. If so, maybe it would be a good counteroffer to 50/50 split until termination of the ACO.
  1. Would be OK as long as any fines/fees aren't the result of EB mis-management.
4. Vote to accept proposal in principle with additions in the MOU.
  1. Will have a discussion with Blake to determine what our response will be.  
Schedule for 11:30 Monday.
2. Dog bite during meter readings
  1. Happened at the residence of James and Brenda Bartula, 9880 Sunset Ridge NE.
  2. The meter reader (Dylan) was bit in the leg and arm, went to medical station but did not need stitches.
  3. Do we want to add a note in next month's newsletter?
3. Meter Reading Issues
  1. Darren Braska meter does not read correct, keeps being asked to take a picture of his meter.
  2. Darren to send email to HOA email address requesting help to determine why it is not working.
5. Old Business
  1. Road repair/replacement (GORBY)
    1. Waiting for quotations from Wendy.
  2. Saddle Ridge 2024 Utility Budget (SUCHY)
    1. Once management company is selected, create budget for CY2024 including transition from EB.
  3. Condo Management Companies (SUCHY)
    1. Review prospective companies and costs.
    2. Julius to put together spreadsheet with options and share with HOA to review.
    3. Need to have further discussion with Blake to determine best takeover timing.
  4. WWTP Updates (GORBY/PASCH)
    1. Currently getting 9,000 GPD max; average of 5,000 GPD
    2. Hellan Strainer will not work with our system, will be sent back to Hellan.
    3. EB has not paid for equipment yet, they plan to ship back insured and not pay any restocking fee (\$11k).
    4. F&V and EB agree the Hellan representative misled them on the operating specifications of strainer.
  5. Connect to NKSA (GORBY/PASCH)
    1. Still waiting on EGLE for approval of modified ACO.
    2. Prein & Newhof received final bids - best price was \$2.935M.
    3. Current estimated timing will allow for temporary pumping by October when force main is completed.
  6. RPS - Sanitary Sewer and Water Service Agreement (GORBY)
    1. RPS still questioning actual costs to be paid.
    2. Gorby provided conceptual connection fees spreadsheet to justify numbers listed in contract.
    3. RPS still questioning 150% over usage penalty.
  7. WTP Improvements (GORBY/PASCH)

1. 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.
2. Water Tank Maintenance
  1. Dixon to start all major maintenance in September.
  2. Residents cannot irrigate lawns once this maintenance is started.
  3. Quote summary received from Dixon.

**Saddle Ridge, Rockford, Michigan  
2024 Water Tower Painting Pro**

	LC United Sterling Heights, MI	Seven Brothers Shelby Twp., MI	Fe Ha MI
4. Exterior Overcoat (1)	57,000	51,500	
Foundation Sealant (2)	8,500	4,500	
Overflow Pipe Discharge Mod. (3)	6,500	6,000	
Fall Prevention Device (4)	7,500	6,000	
Roof Railing (5)	47,000	18,000	
Recirculation Line Repair (6)	7,500	2,500	
Cathodic Protection System (7)	31,000	32,000	
<b>Total</b>	<b>165,000</b>	<b>120,500</b>	

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.
    1. Need to have Wendy talk to Kellermeier to tell them homeowners will schedule individually. (ZEMENS)
  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.
  11. Plan for digital meter readings to avoid having to manually take readings from each house.
7. By-Law Infractions (ZEMENS)
    1. 2734 W Morgan Trl NE - Construction trailers and cars parked in road
      1. Repeat offender, send 2nd fine with instructions to find off-site parking for construction equipment and notify cars cannot be parked in road.
    2. 2742 W Moran Trl NE - Cars parked in road
      1. Send warning letter
    3. 2782 W Morgan Trl NE - Cars parked in road
      1. Send warning letter
  8. Architectural (VAN KAMPEN)
    1. APPROVED REQUESTS - 0
    2. PENDING - 0
    3. UNDER CONSTRUCTION - 0
    4. DENIED - 0
  9. Treasurer (SUCHY)
    1. Overdue/Outstanding Dues (as of 04/21)
      1. Association Fees - 16 outstanding balances
        1. One resident has requested to set up payment plan to get caught up.
        2. Proposal - set up monthly payment plan for the remainder of the year. Suspend any further late fees as long as payments are made. If any payment is late, payment plan is eliminated and fees will be retroactive.
          - a. Board to vote on proposal.
          - b. Motion to approve: Gorby
          - c. Second: Suchy
          - d. In favor: All in favor, no oppose
      2. Utility Fees - 4 overdue
  10. Communications (ZEMENS)
    1. HOA Emails to Address
      1. Kellermeier scheduling by individual houses (see 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. Cross connection inspection reminder
      5. September ban on irrigation due to water tank maintenance reminder.
      6. Irrigation times allowed reminder per the bylaws.
      7. Remind residents to keep their pets in-doors during the days of meter reading.

8. General speeding reminder
  9. General summer reminders - kids out of school. And kids walking to new school playground.
  3. Website
    1. Add March meeting minutes.
  11. Public Comments
    1. None
  12. Set Next Meeting
    1. Date/Time: May 19th @ 8pm
  13. Adjournment
    1. Time: 9:33pm
- <<MOU Agreement with EB (Email).pdf>>