

05/19/2024

Sunday, May 19, 2024

8:00 PM

<<Saddle Ridge HOA Board Mtg Agenda (05-19-24).docx>>

1. Call to Order
 1. Time: 8:05pm
 2. Attendance:
 1. Board - BG/JS/NP/WV/DZ Absent - None
 2. Public - Jessica Przywuski (7600) / Crystal Kuzma (1495)
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: Julius
 2. Second: Nicole
 3. In favor: All in favor (No oppose)
3. Public Comments
 1. None
4. New Business
 1. Saddle Ridge - MOU - West Michigan Development
 1. Important items to review/discuss
 1. Section 1a - WMD cover current operational cost until midnight July 31, 2024.
 - a. Propose the EB covers cost of operational deficiencies including pump and haul up to November 1st.
 2. Section 1b - HOA responsible for costs starting August 1, 2024.
 - a. Change date to November 1st, HOA responsible for costs afterward.
 3. Section 1d - Engineering costs under North Kent Agreement for feasibility (\$184,247)
 - a. Fine, just need to confirm cost and update Allocation of Cost spreadsheet.
 4. Section 3 - Agreement on project costs
 - a. Do we need to update the percentages? Currently says 66% and 33%.
 5. Section 4 - Water connection fee from RPS to be turned over to WMD.
 - a. OK, but need detailed invoice of upgrades for CY2024 at water plant to understand costs.
 6. Section 5 - ACO costs will be split 50/50.
 - a. EB to take on 100% since this is part of the old system.
 7. Section 9 - WMD to contribute \$XXXXX amount for Water System capital improvements identified in hydraulic analysis study.
 - a. Propose wording to say EB responsible for 50% of upgrade costs up to \$2.0M.
 8. Section 11 - Litigation with IAI
 - a. Propose that HOA does not participate or get any payment from monies awarded by judgement. EB will

take on legal suits themselves for reimbursement for past monies.

2. Determine any objections or changes needed.
3. Vote to accept amendments as noted above for modifications/additions to the MOU.
 1. Motion to approve: Brett Gorby
 2. Second: Julius
 3. In favor: All in favor (no oppose)
2. Connect to NKSA (GORBY/PASCH)
 1. Amended ACO is currently in review by one of the Part 41 engineers at EGLE. Anticipating a draft returned within two weeks.
 2. Review Allocation of Costs Spreadsheet
 3. Current schedule will allow for temporary pumping by mid-October when force main is completed.
3. RPS - Sanitary Sewer and Water Service Agreement (GORBY)
 1. Review RPS Cost Justification Spreadsheet.
 2. Blake submitted this breakdown to justify requested costs from RPS.
 3. Waiting for RPS response.
4. EGLE
 1. Letter of violation to be sent next week to WMD to document monitoring violations that have occurred at SR Condo.
5. Old Business
 1. Road repair/replacement (GORBY)
 1. Wendy states they should have been done by now, she is confident they will be taken care of this week.
 2. Summary sheet created; will most likely delay any major road work until next year when full sewer system is complete and operational.
 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. ON HOLD - want to wait until clean break from EB.
 2. Review prospective companies and costs.
 3. Julius to put together spreadsheet with options and share with HOA to review.
 4. 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 4,000 GPD
 2. Letter sent to Hellan Fluid Systems stating they can pick up their strainer and we would not be paying any funding for restocking fees.
 3. Installing new membranes to try to get improved performance.
 5. 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.

3. Feasibility Study and Design quote from F&V came in at \$18,300.
2. Water Tank Maintenance
 1. Dixon to start all major maintenance in September.
 2. Residents cannot irrigate lawns once this maintenance is started.
 3. Fedewa out of Hastings was awarded this job @ \$74,899.
 4. Stephanie working on getting all contract documents ready for all parties to sign off.
6. Hydraulic Study of Distribution System (GORBY/PASCH)
 1. F&V recommendation is elevated water tank w/pressure controls in line; or hook up to municipal water system.
 2. Dixon Engineering offered estimate of \$2.5M for construction and engineering of new water tower.
7. Speed Limit Signs (GORBY)
 1. Wendy reported the signs are at the sandblasters so should be finished and installed very soon.
8. Solar Panel Guidelines (VAN KAMPEN)
 1. Proceed with drafting guidelines to include in bylaws for solar panel installations.
 2. Email was sent to Board members to review to provide feedback prior to next month's meeting.
9. Cross-connection program implementation (ZEMENS)
 1. Confusion on actual costs and how Kellermeier Plumbing is scheduled to complete these inspections.
 2. Work with Wendy and/or Kellermeier to determine what we need to do to get this going.
 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. Warning letter sent 04/29.

3. Violations continue to happen, Kathleen to send note saying fines will continue daily.
 2. 2742 W Moran Trl NE - Cars parked in road
 1. Warning letter sent 04/29.
 3. 2782 W Morgan Trl NE - Cars parked in road
 1. Warning letter sent 04/29.
8. Architectural (VAN KAMPEN)
 1. APPROVED REQUESTS - 1
 1. Popour, 2895 Sunset Ridge Ct. - 12ft widening of driveway.
 2. PENDING - 0
 3. UNDER CONSTRUCTION - 0
 4. DENIED - 0
9. Treasurer (SUCHY)
 1. Overdue/Outstanding Dues (as of TBD - Did not get updates from Amber yet)
 1. Association Fees - 16 outstanding balances
 2. Utility Fees - 3 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. Share sewer line routing diagram.
 3. Website
 1. Add April meeting minutes.
 2. Update water/sewer rates.
11. Public Comments
 1. None
12. Set Next Meeting
 1. Date/Time: June 09 @ 8:00pm
13. Adjournment
 1. Time: 9:52pm