

08/19/2024

Monday, August 19, 2024

8:00 PM

<<Saddle Ridge HOA Board Mtg Agenda (08-19-24).docx>>

1. Call to Order
 1. Time: 8:05pm
 2. Attendance:
 1. Board - BG/WV/NP/DZ/JS Absent - None
 2. Public -
 1. Stephanie Kozal
 2. 616-304-6913 Jeff Olson
 3. 616-460-0834 Joe Kwiatkowski
 4. 616-581-0872 Mike Cook
 5. 616-901-8495 Mark Garvey
 6. 616-901-8566 Suzette Garvey
 7. 616-914-6319 Todd Cates
 8. 586-557-4155 ??
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: WV
 2. Second: JS
 3. In favor: All in favor (no oppose)
3. Public Comments
 1. Stephanie Kozal - here to answer any questions on irrigation ban.
 1. Work to start Sept 15th to Sept 30th.
 2. Once process is started, they have 10 days to get the tank back up online running normal.
 3. Exceptions will only be granted if requested and approved by F&V.
 4. Request Turf's to turn off irrigation to common areas during this time.
 5. Let Jeremy Kamp know water is not to be used during this time for any of their work.
 2. Jeff Olson - None
 3. Joe Kwiatkowski -
 1. Wanted to know more about history of sewer system specifically Huber screen specifications.
 4. Mike Cook - None
 5. Mark Garvey - None
 6. Suzette Garvey -
 1. Jenison neighborhood had same system, but EB eluded they had already hooked up to municipal service.
 2. Water system maintenance should not have any effect on normal water operations.
 3. Exact assessment will be on Plainfield sewer bills to each homeowner.
 4. Dean's seems to be in a hurry on Friday's and make additional noises, residents can contact Jeremy directly.
 5. Street light assessment, Algoma Twp Board meeting was cancelled.
 6. Fixing roads - we said the site reserve fund will be used for these costs.

7. Another entrance - original plans had another entrance but it was changed and never installed.
7. Todd Cates - Construction entrance
 1. Request Google Maps to remove this from maps as an entrance.
 2. Improve signage (no outlet, on gate saying emergency vehicles only).
 3. Barriers to not allow cars to go around the fences.
4. New Business
 1. Construction Entrance
 1. Future plans - keep and lock so it is only used for emergencies.
 2. Must keep in order to have secondary entrance in case main entrance becomes blocked or impassable.
 2. Lighting Assessment (SUCHY)
 1. Currently, only Phase 1 houses have gotten the letter from Algoma Twp.
 2. Our lighting district must go through this process and we cannot deal directly with Consumer.
 3. Julius to follow up with Kevin Green to get additional information.
 3. Connect to NKSA (GORBY/PASCH)
 1. Dean's is currently on track to have all the work within Saddle Ridge (except the lift station) and along Edgerton complete by Friday 08/23.
 2. Paving for the couple road patches is scheduled for Wednesday or Thursday.
 3. Temp pumping station is tracking to be up and running early October, ahead of original schedule of mid-October.
 4. Sewer Assessment Addendum from EB
 1. Several homes sold with Addendum saying EB would be responsible to pay for any special assessment for the sewer investment.
 2. Need to have homeowners check their sales agreements to determine who has these addendums.
 3. Homeowners will need to deal directly with EB for this payment.
 4. Have mailer sent out with this information to residents from UM along with sewer information.
 5. RPS - Sanitary Sewer and Water Service Agreement (GORBY)
 1. Water and Sanitary Sewer Agreement completed and signed by RPS on 07/24.
 2. UM to issue invoice for water connection fee to RPS, email request sent to Thom.
 6. Neighborhood Meeting
 1. Saddle Ridge HOA Sanitary Sewer Project Cost Meeting Summary
 1. BG added revisions and emailed to members 08/17.
 2. Members review and provide email feedback or approval.
 7. Bylaw Updates Needed
 1. Solar panel guidelines
 2. Cross connection inspections required every 5 years
 3. Removing EB from contract language
 4. Easement language
 5. Porta-john restrictions
 6. Hydrant permit required to pull water out
 7. No grass clippings in the roadways

8. Mulch in the Old Tot Lot
 1. UM to contact Turfs to see if they refreshed this mulch this year.
9. Pick date for walk-thru with Thom from UM
 1. Last week of August was requested by Thom.
 2. 08/29 11am to 12pm
5. Old Business
 1. Saddle Ridge 2024 Utility Budget (SUCHY)
 1. Work with UM to finalize draft budget for 2024, need to finalize and approve then send to residents ASAP.
 2. Work with UM to create new budget for 2025-2030.
 2. Condo Management Companies (SUCHY)
 1. New management company to start on August 1st per agreed MOU.
 2. Any other open items that need to be addressed?
 3. WWTP Updates (GORBY/PASCH)
 1. Since June 27th, plant has been exceeding the daily ammonia concentration limit.
 2. Plumbers has been pumping/hauling 100% of sewage.
 3. F&V working to re-grow biological population in hopes of going operational again this week.
 4. Meeting again this week to see what the status of the plant is.
 4. 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. Have Wendy submit new plans to EGLE from Peerless.
 4. Feasibility Study and Design quote from F&V came in at \$18,300.
 5. Work with F&V to determine next steps.
 2. Water Tank Maintenance
 1. Dixon to start all major maintenance in September.
 2. Due to some materials on back order, start of work may be delayed a week or two.
 3. Increase communication to residents about the irrigation ban during September.
 4. Do we make signs to put in entrance for when irrigation ban is in place?
 5. Solar Panel Guidelines (VAN KAMPEN)
 1. Request UM review guidelines with their legal counsel to provide any feedback.
 2. If no issues, update HOA bylaws with new guidelines.
 3. See if UM has other communities with solar panel guidelines we can compare against.
 6. Cross-connection program implementation (ZEMENS)
 1. David working to get all residents signed up, collecting their payments and getting the scheduled.
 2. As of 08/19, we only have 9 more inspections to be completed, send letter via mail to remaining homes.

3. Need to update bylaws to specify this requirement every 3 years starting in CY2024.
7. Street Signs
 1. Signs given to Turfs mid-July to assemble to posts and stain.
 2. Turf's to install once completed.
8. Saddle Ridge Curb & Concrete work
 1. BR Excavating will begin work on Monday, August 19 to remove curb in front of 9281, 9282, 9288 & 9294 Saddle Ridge Drive.
 2. And they will also be removing the small patch that was done at 2753 W. Morgan Trail.
 3. Nobel Concrete will be following up to prep and pour the concrete.
 4. Wendy will work with each homeowner as this may restrict usage of driveways for a few days and they will need to park in the street.
6. Parking Lot
 1. Investigate options for residents to boost water PSI. Ask EB/F&V for help with recommendations.
 2. Investigate hooking up to Plainfield Water system
 3. Make annual start of summer party an HOA sponsored event.
 4. Review plans to flush out storm sewer drains.
 5. Update bylaws to include cross connection inspection requirements every 3 years.
 6. Obtain quotes for 2024 X-mas light decoration in the main entrance.
 7. HOA Board incentive (waive annual association fee for Board members)
 8. Adding speed bumps to Sunset.
 9. Plan for digital meter readings to avoid having to manually take readings from each house.
 10. Lock up de-commissioned sewer plant so nobody can get into the building.
7. By-Law Infractions (ZEMENS)
 1. Political sign - email was sent and sign was taken down.
8. Architectural (VAN KAMPEN)
 1. APPROVED REQUESTS - 5
 1. Hanilla, 2697 W Morgan Trl NE - Deck reconstruction
 2. McKenna, 9540 Sunset Ridge Dr - Deck reconstruction
 3. Schaar, 9801 Sunset Ridge Dr NE - Playset installation
 4. Hendon, 2884 S Saddle Ridge Ct NE - Deck and Four seasons room addition
 5. Courteau, 2874 Sunset Ridge Ct NE - Deck reconstruction
 2. PENDING - 0
 3. DENIED - 0
 4. CONFIRMED - 3
 1. Hanilla, 2697 W Morgan Trl NE - Deck reconstruction
 2. McKenna, 9540 Sunset Ridge Dr - Deck reconstruction
 3. Schaar, 9801 Sunset Ridge Dr NE - Playset installation
9. Treasurer (SUCHY)
 1. Overdue/Outstanding Dues (as of 07/24)
 1. Association Fees - 5 overdue (\$6,265.00)
 2. Utility Fees - None
10. Communications (ZEMENS)

1. HOA Emails to Address
 1. None - all were discussed in agenda above.
2. Neighborhood Newsletter
 1. Next Board Meeting details
 2. Homeowner Q&A's
 3. Cross connection inspection updates
 4. September ban on irrigation due to water tank maintenance reminder (need to confirm dates)
 5. Diemer Neighborhood Family Fun Run dates/times
 6. Sewer Assessment Addendum from EB
 7. Back to School reminder - SLOW DOWN!
 8. Remember to set up your account with Urban Monarch and download the app.
3. Website
 1. Add July meeting minutes.
 2. Add Saddle Ridge HOA Sanitary Sewer Project Cost Meeting Summary
 3. Add link to Urban Monarch website
11. Public Comments
 1. None
12. Set Next Meeting
 1. Date/Time: 09/16 @ 8pm
13. Adjournment
 1. Time: 10:01 pm

<<Addendum To New Home Building Contract.jpg>>