

10/21/2024

Monday, October 21, 2024

8:00 PM

1. Call to Order
 1. Time: 8:03 pm
 2. Attendance:
 1. Board - BG/WV/DZ/NP/TK Absent - JS
 2. Public - None
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: BG
 2. Second: WV
 3. In favor: All in favor (no oppose)
3. Public Comments
 1. None
4. New Business
 1. Annual Meeting (GORBY)
 1. Schedule for December 17th @ 6pm - 8pm
 2. Draft agenda for annual meeting.
 3. Invite representative from NKSA and/or Plainfield for Sewer updates.
 4. Invite F&V to attend for Water System updates.
 5. Election of board members
 2. Corporate Transparency Act (ALL MEMBERS)
 1. All Board members received a new email on 10/15 with CTA information attached.
 2. Soon, we will receive an invitation from RASi's secure Beneficial Ownership reporting platform "CTA Comply".
 3. The email should come from CTAComply Admin noreply@ctacomply.com.
 4. This needs to be completed as soon as possible so the filing can be completed for our Association
 5. Upcoming filing deadline is January 1st, 2025.
 6. DZ, JS and BG to complete filing still.
 3. Replace Trees due to Construction Removal (ZEMENS)
 1. Frizzo residence to obtain cost estimate for tree replacement.
 4. Meter Readings (SUCHY)
 1. Will need to calculate 2/3 of the bill and send check to EB for months of July and August.
 2. Plan to take another meter reading once force main is activated for use
 3. Thom to schedule new reading for Friday 10/25.
 5. Update Allocation of Cost Worksheet (GORBY)
 1. Obtain final costs for Plummers trucks between 09/01 and 10/10.
 2. Update worksheet for pump and haul costs between Saddle Ridge and RPS.
5. Old Business
 1. Stop Sign Replacement (KOHL)
 1. Replace with new 18x18 stop sign (\$300).

2. Determine plan for installation, make sure the height is the same as other stop signs in the neighborhood.
2. School Traffic in Main Entrance (PASCH)
 1. Several complaints about people parking in the entrance drive for school drop-off and pickup.
 2. Add to neighborhood communication letter again.
 3. Consider adding signage about no parking along the entrance.
 4. Add to Facebook page also.
 5. Reach out to Tyler Tillson to see if public safety officers could help with this situation.
 6. Or connect with Rockford school resource officer to help also.
3. Construction Entrance (GORBY)
 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.
 3. F&V will move gate further west down the path so natural barriers (trees) can be used to prevent driving around it.
 4. Investigate adding additional signage (No outlet, sign on gate saying emergency vehicles only, etc.)
 5. MapQuest is working to fix GPS route to main entrance.
 6. Remove old sign and put new sign up that states "Emergency Vehicles Only"
4. 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 Consumers.
 3. Algoma Twp provided feedback that they will keep District 1 on its own for now.
 4. Up to Board to get buy in from Phase 2 & 3 (District 2) to combine into a single district.
 5. Algoma to investigate with Consumers to switch out to LED lights for better efficiency.
5. Connect to NKSA (GORBY/PASCH)
 1. Temporary bypass pump installed and operational as of 10/10.
 2. No more Plummers trucks needed for pump and haul.
 3. Bypass system still uses some aspects of the WWTP as shown in diagram attached to the right.
6. WWTP Updates (GORBY/PASCH)
 1. EGLE in process of reviewing the amended ACO.
 2. Once we have lift station finished and backwash completed, we can put in a request to terminate the permit mid-cycle.
7. WTP Improvements (GORBY/PASCH)
 1. Backwash Plans
 1. F&V working on quote to install new backwash system w/connection to sewer system.
 2. Water Tank Maintenance
 1. Work completed, paying invoices.
8. 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
9. Mulch in the Old Tot Lot (KOHL)
 1. UM to contact Turfs to see if they refreshed this mulch this year.
 2. No they didn't but not worth replacing right now before winter.
10. 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.
11. Solar Panel Guidelines (VAN KAMPEN)
 1. UM reviewed guidelines with their legal counsel and provided some input.
 2. Review input and if no issues, update HOA bylaws with new guidelines.
12. Cross-connection program implementation (ZEMENS)
 1. David working to get all residents signed up, collecting their payments and getting the scheduled.
 2. Only 4 residents have to complete.
 3. Any residents that have not completed by then will be turned over to F&V to address.
 4. Kellermeier continues to send David invoice for Tot lot that has been paid already.
13. Street Signs (GORBY)
 1. Turfs planning to install signs this week.
 2. Completed 10/18.
6. Parking Lot
 1. Investigate options for residents to boost water PSI. Ask 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.
 11. Update one-way signs in the roundabouts.
7. By-Law Infractions (ZEMENS)
 1. None
8. Architectural (VAN KAMPEN)
 1. APPROVED REQUESTS - 0

2. PENDING - 0
3. DENIED - 0
4. CONFIRMATION - 2
 1. Hendon, 2884 S Saddle Ridge Ct NE - Deck and Four seasons room addition
 2. Courteau, 2874 Sunset Ridge Ct NE - Deck reconstruction
9. Treasurer (SUCHY)
 1. Overdue/Outstanding Dues (as of 08/31)
 1. Association Fees - 6 overdue (\$6,015)
 2. Utility Fees - None
10. Communications (ZEMENS)
 1. HOA Emails to Address
 1. None
 2. Neighborhood Newsletter
 1. Next Board Meeting details
 2. Homeowner Q&A's
 3. Reminder to set up your account with Urban Monarch via email sent and download the app.
 4. All kids walking to Edgerton Trails must be using the main sidewalks around the roundabout and along the main entrance.
 5. No parking on main entrance for any reason.
 6. No parking on roads overnight.
 7. Annual meeting notice for December 17th @ 6pm - 8pm.
 3. Website
 1. Add August and September meeting minutes.
 2. Add link to AppFolio website
 3. Update contacts page with new information.
 1. Concerns about Water System - Urban Monarch
 2. Concerns about Sewer System - Plainfield Twp
 4. Remove link to Eastbrook.
 5. Add Saddle Ridge HOA Sanitary Sewer Project Cost Meeting Summary
 6. FAQ's need to be reviewed and updated.
11. Public Comments
 1. None
12. Set Next Meeting
 1. Date/Time: Nov 18th @ 8pm
13. Adjournment
 1. Time: 9:33pm

<<Saddle Ridge HOA Board Mtg Agenda (10-21-24).docx>>

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