

# Saddle Ridge Homeowner Association

## Regular Board Meeting Minutes

Thursday – September 24, 2020 6:30 PM

Location: Tawni's driveway 2819 W Morgan Trl

Board members present: Jason Rosenzweig, Tawni Brower, Annemarie Lebioda, Peggy Frizzo, Jason Waugh, Quentin Adkins

Board members absent: Kathleen Adams

1. Called to order at 6:44pm
2. Approval of minutes from 8-20-20. With an edit to the Treasurer report, motion to approve by Jason R, seconded by Tawni, all were in favor.
3. Public comments. None.
4. Correspondence. Peggy will continue forwarding the hoaboard emails to board, some will be just FYI, some will result in discussion.
5. New Business
  - a. Annual meeting. Jason R. will arrange with Kathleen.
6. Old Business
  - a. Capital planning committee. Meeting planned for Monday, Sept 28. They will discuss items and bring proposal to the full board to be approved or rejected. Send discussion items for the committee to Jason R.
  - b. Elementary school. Jason R will contact RPS to ask about fall meeting.
  - c. Golf carts. We'll play it by ear, if they become an issue, we'll have to address it and possibly restrict them. Must be parked out of site.
7. Utility Report – Adkins. Quentin and Jason R had meeting with Mark, asked more questions to define worst case scenario to be able to make decisions. Plan was submitted to the state, waiting on approval. Until approval we won't have details to present to the homeowners.
8. By-Law Infractions – Waugh. No recent complaints.
9. Architectural – Waugh. No recent requests.
10. Treasurer – Lebioda. Change late fee practice for utility bills to be charged each 30 days, another invoice will be generated. Future utility bills will be only emailed, 3<sup>rd</sup> quarter invoicing will be mail and email, then email only for 4<sup>th</sup> quarter on. Change late fee practice for association fee invoices to be 10% instead, and to be charged each 30 days, another invoice will be generated for the homeowner.
11. Communications – Frizzo. Will send an email about utility bill being email and mail for 3<sup>rd</sup> quarter and email only 4<sup>th</sup> quarter and beyond, and updated late fee policy to align policy between association and utility accounting.
12. Neighborhood Watch- Two volunteers so far.
13. Sidewalks. We have a copy of the guidelines published by City of Grand Rapids regarding deficiency

criteria that we can reference when deemed necessary.

14. Common area trees. Shared email response from Kathleen. Board consensus is not to do anything, but to allow homeowners to take care of questionable trees if they want to.
15. Public comments. None.
16. Next Meeting will be October 22<sup>nd</sup> 6:30, location tbd. Quentin will invite Mark Woudstra.
17. Motion to adjourn by Peggy, seconded by Annemarie, all were in favor. Meeting adjourned at 8:19pm.