

Saddle Ridge Site Condominium Association Meeting May 17 2022

Thursday, May 12, 2022
8:01 AM

1. Call to Order
 - a. 7:34pm
 - b. Attendees - Brett G. / Annemarie L. / Josh B. / Tawny B. / David Z. / Guest Jim H.
 - c. Brett G. explained meeting layout to guest

2. Previous Meeting Minutes Approval
 - a. Motion to approve March: Brett G.
 - b. Second by David Z.
 - c. All in Favor
 - d. Motion to approve April: Tawny B
 - e. Second by Brett G
 - f. All in Favor

3. Public Comments
 - a. Jim H = Why is water test happening now? Why not do the test with sprinklers going?
 - i. Test is part of AOF recommendation and part of the larger rehab to all facilities that have been happening for 2+ years.
 - ii. Scheduling was done as soon as equipment was received and engineering services could be on site to conduct.
 - iii. Goal of the study is to make sure system is operating efficiently and is sized properly to support all planned uses.

4. New Business
 - a. Home Owner communication meeting - need to schedule (Brett to handle)
 - i. Propose to set date at end of June - 27th
 - ii. RPS to host residents in media room
 - iii. Ask if we can webcast or at very least record to share with residents unable to attend
 - b. Exposed water shutoff valves in the neighborhood
 - i. Eastbrook asked to bury these by Brett G. They are dangerous and should have been handled towards end of build at their locations
 - c. Water meter hole in new tot lot - dangerous.
 - i. Eastbrook has been contacted to get that covered. Need to follow up to make sure handled
 - d. Potholes - need a second round of patching to get major issues addressed
 - i. Communication has been sent already asking for these to be handled
 - ii. Josh B to continue to follow up on above items

5. Old Business
 - a. Review open tasks from last month

- b. WTP Improvements
 - i. Aquifer yield test 5/16 / no irrigation for residents 5/18-5/27
 - ii. HOA handed out flyers to whole neighborhood to make sure communication was out
 - iii. Violations during this time, immediate flyer, speak to them. Don't have time for emails or letters
 - c. Phase I Improvements
 - i. Huber system installed, can not go online until July 20th due to lack of available technician from company that built the machine
 - 1. IAI to keep requesting support sooner. Make sure they are aware of current issues and status
 - ii. Solids will be able to be disposed of thru traditional garbage pick ups
 - iii. IAI to determine size of receptacles and pick up schedule required
 - d. Phase II Improvements
 - i. Plumbers sewer line jetting is complete except for 1 section. Wendy will confirm when done
 - ii. Next steps in manhole repairs
 - 1. Discuss with IAI and Wendy on the next Tuesday weekly meeting. Need results of final jet cleaning
 - e. WWTP Cost Sharing Proposal
 - i. Review cost spreadsheet from Annemarie
 - 1. Send initial to RPS/Mike Cueno for review. (Brett G)
 - ii. Final site plan proposal
 - 1. Updated timeline needed with latest information
 - 2. Discuss plan on final SBR system to present to Algoma Twp for final approval
 - f. Road replace/maintenance plan
 - i. Can Kent County assist in an assessment? Julius S looked into and the answer was no.
6. By Law infractions - Josh B
- a. 9622 Sunset Ridge Dr
 - i. Too many cars parked in driveway
 - ii. Letter sent, to adhere moving forward
7. Architectural - Tawny B
- a. Jeff Courter - Shed in review
 - i. Kathleen at Eastbrook addressing location. Plan had 20 feet from lot line. Township requires 30ft, must adhere and make sure requirement was communicated
8. Treasurer - Annemarie L
- a. Status of Utilities
 - i. 3 liens on properties. Additional \$60 for placement and renewal to be added.
 - ii. Discussed the reasons and went over individually. Annemarie to hold off on certain instances/special circumstances
 - iii. One household paid in full and refunded late fees

- iv. 53 overdue payments still needed
 - b. Status of Association Fees
 - i. 4 overdue payments needed
 - ii. Need updated numbers from Amber to confirm our records
 - c. New online Billing Statements
 - i. Should we stagger utility and association fee payment?
 - d. Homeowner request for adjustment to water rate
 - i. Had issue with running toilet causing inflated usage rate during first quarter
 - ii. Resident asked to use historical data from past quarters in determining
 - iii. Confirm with Stacy that change is applied
- 9. Communications - David Z
 - a. Add meeting minutes from March and April to website
 - b. Status of newsletter
 - i. Will kick off monthly newsletter next month
 - ii. Include link for HOA Board
 - c. FAQ
 - i. Update to explain new fee and give the option to email
 - ii. Post updated FAQ on website
 - d. Draft a response to provide residents with complaints to address Eastbrook with these as they are the management company
- 10. Public Comments
 - a. No public present
- 11. Set next meeting
 - a. Date / Time
 - b. June 20, 2022 7:00 pm
- 12. Adjournment
 - a. Time = 9:36pm