

12/17/2024 Annual Meeting

Tuesday, December 17, 2024

5:32 PM

Meeting Notes:

- I. Count attendance of members
- II. Introduce Board of Directors
 - a. Brett Gorby - President
 - b. Nicole Pasch - Vice President
 - c. Treasurer - Julius Suchy
 - d. Secretary - David Zemens
 - e. Board Member - Warren Van Kampen
- III. Introduce new Management Company, Urban Monarch
- IV. Sales update
 - a. The project has 230 building sites. There are 230 homes closed and occupied (100%). No units owned by West Michigan Development Company.
- V. Election for Board of Directors
 - a. Zemens up for re-election
- VI. Sewer System updates - NKSA/Plainfield Twp
 - a. Update on construction progress
 - a. Timeline
 - i. Force main construction began in early July.
 - ii. Construction completed in Saddle Ridge neighborhood early August to avoid conflicting with the new school year at Edgerton Trails.
 - iii. Final section of piping completed and connected to NKSA early October.
 - iv. Temporary pumping station installed and turned live on October 10th....no more Plummers trucks!
 - b. Temp pumping station
 - i. Currently operating with no issues. NKSA/Plainfield are monitoring and responsible to ensure seamless operation until permanent lift station is completed.
 - ii. Completion of permanent lift station has been delayed due to critical parts being on backorder, specifically a wiring harness needed to build the pumps.
 - iii. Currently it is looking like end of January 2025 would be the earliest the new lift station is up and running.
 - iv. Prein & Neewhof will continue with what construction they can while waiting for these parts - installing new conduits for the wiring and pouring the concrete slab that the control panel sits on.
 - c. Regulatory
 - i. ACO amended to show we no longer process waste water.
 - ii. ACO can fully be terminated once we install the backwash system at the water plant.
 - d. Financial

- i. Allocation of cost spreadsheet has been updated with final pump and haul costs that we were responsible for.
 - ii. Confirmed final costs from P&N will be available in early Q3 2025 when they officially close out the construction contract.
 - iii. P&N has indicated they do not foresee going over budget, so our original estimates shown on our allocation of costs spreadsheet.
- VII. Water System Update - F&V
- VIII. Review financial statements for Saddle Ridge Utility
 - a. No discussion on Utility budget as it has not been approved prior to meeting.
 - b. Board did not have enough time to review and approve.
- IX. Review of financial statements for Saddle Ridge Site Condominium Association
 - a. Site budget approved by the Board
 - b. 2025 annual fees will remain at \$1,050.
- X. Audit Vote
 - a. Must have 50% of resident votes to waive audit.
 - b. Meeting currently only has XX attendees.
- XI. Sewer System Update
 - a. F&V update on current system
 - b. Cross-connection program to be implemented starting next year - 2024
 - a. Will require all homeowners to have backflow preventor tested and certified.
 - b. EGLE requirement to be done every 3 years.
 - c. More information to be included in monthly newsletter.
- XII. Question and Answer Session
- XIII. Adjourn (7:06pm)