

# 03/24/2025

Monday, March 24, 2025

8:00 PM

1. Call to Order
  1. Time: 8:01pm
  2. Attendance:
    1. Board - BG/WV/PR/DZ/JH/NP/TK Absent - None
    2. Public - None
2. Approval of Minutes from Previous Meetings
  1. Motion to approve: WV
  2. Second: DZ
  3. In favor: All in favor (no oppose)
3. Public Comments
  1. None
4. New Business
  1. Plainfield Sewer Billing (KOHL)
    1. Review email from Matt Weldon. Thom answered all of Matt's questions, awaiting any further request from Matt.
    2. Plainfield looking to read the meters themselves on a monthly basis.
    3. Plainfield would like to bill on a monthly basis rather than quarterly.
    4. Provide responses to Matt's email for information requested.
    5. Potentially have Plainfield provide meter readings to us to use for water billing quarterly.
  2. Q1 Meter Reads (KOHL)
    1. Plan to do the readings on Thursday 03/27.
  3. Water System Letter of Credit (GORBY)
    1. Saddle Ridge has an escrow account per ACO and current LOC is expiring 4/30/25.
    2. New LOC must be sent to EGLE within 30 days of the expiration date.
      1. For a letter: EGLE-DWHED-TSU PO Box 30817, Lansing Michigan 48909-8311
      2. For FedEx/UPS: EGLE-DWHED-TSU, 4th Floor South, 525 W. Allegan Lansing MI 48933
  4. WTP Backwash Plans (GORBY/PASCH)
    1. Corey to schedule survey of area.
    2. Corey to propose meeting date/time for kickoff (end March / early April)
    3. Will discuss project in our normal bi-weekly meeting
  5. Urban Monarch Contract Amendment (GORBY)
    1. Depending on Plainfield meter reading offer, we may be able to cancel the \$450/quarter add for meter reader.
  6. WWTP Decommissioning (GORBY)
    1. Eastbrook has requested Plummers to clean out the 2 sludge tanks, 1 equalization tank and wet well from the old pump station.
    2. Work should be done this week, Wendy to confirm actual dates.
    3. Ensure the plant is safe and all hatches are locked to keep visitors out.

7. Pavement Assessment (GORBY)
  1. P&N quoted an engineering assessment of our roads to give us a recommendation what type of repair is needed (mill & fill or full replacement).
  2. For a fee of \$2,600 they can do this and provide a report per road.
  3. Board Vote to Proceed with P&N:
    1. Motion to approve: BG
    2. Second: NP
    3. In favor: All in favor (no oppose)
8. Spring Hydrant Flushing (GORBY/PASCH)
  1. F&V scheduled to do the flushing over Spring Break (Week of 04/07)
  2. Notify Stephanie if pothole work will also be done that same week.
9. Pothole Maintenance (REESE/KOHL)
  1. Schedule pothole repair beginning of April, over Spring Break (Week of 04/07)
10. Road Replacement Quotes (REESE/KOHL)
  1. Request updated quotes for road repair and replacement based on 2024 quotes. Add new curb in front entrance.
  2. John to start looking at budget to determine amount we can afford.
11. Mulch Replacement (KOHL)
  1. Request TRU to refresh mulch in neighborhood this year.
5. Old Business
  1. Front Entrance (KOHL)
    1. Get quotes to replace front entrance sign, landscaping and electrical work (lights & outlets).
    2. Reach out to Turfs R Us to understand if they can quote this or not.
  2. Permanent Lift Station Construction (GORBY/PASCH)
    1. Detroit Pump (the pump supplier) is still working through some bugs at the lift station.
    2. Detroit Pump has not provided Dean's with a timeline for addressing these issues yet, but we anticipate it will be 1-2 weeks yet before they are resolved.
    3. NKSA will not take over operation of the lift station until these issues have been resolved.
  3. Administrative Consent Order (GORBY/PASCH)
    1. Blake drafting letter for May 31st submission.
    2. Not later than May 31, 2025, the Saddle Ridge Site Condominium Association shall submit a written statement to the WRD, confirming that the lift station and force main construction has been completed and is operating properly to transport wastewater to the NKSA WWTP and that the discharges authorized in the NPDES Permit from the Saddle Ridge WWTP have been eliminated
    3. Not later than June 30, 2026, the Saddle Ridge Site Condominium Association shall submit to the WRD, certification by a professional engineer licensed in the state of Michigan, that discharges to surface water as authorized in the NPDES Permit from the Water Treatment Plant have been eliminated and are collected and transported to the NKSA WWTP for treatment and discharge under the NKSA's NPDES

permit and that the required Permits were obtained for any related projects, such as Part 41, Part 91, Part 303, or Construction Stormwater Notice of Coverage, if applicable.

4. Elementary School Nature Center Access Drive (GORBY/PASCH)
  1. RPS to provide engineered proposal to SR HOA to determine what approvals/easements are needed.
  2. F&V to review proposal to determine if any utilities are at risk or not.
5. RPS Easement for Main Entrance (GORBY)
  1. Rachel K. (UM) is reviewing easement to calculate maintenance and upkeep on that section to charge accurately to RPS.
6. Turfs R Us (ZEMENS/KOHL)
  1. Obtain quote to add the new sidewalk to the school as part of the snow removal process. This was added for and additional \$1,000.
  2. Split this additional cost with RPS.
  3. Discuss creating a checklist for TRU so expectations are met. They can send us checklist every month or quarter. Thom to coordinate with them on each request to confirm it was done correctly.
7. Defective Meters (KOHL)
  1. As of last water readings, there are 7 more meters with errors. Will start addressing them next week after latest round of readings.
8. Update Allocation of Cost Worksheet (GORBY)
  1. Need to update final construction costs once lift station is completed.
  2. Once confirmed, will update and obtain agreement with Plainfield on final assessment \$ amount.
  3. Special assessment will start Q1 2025 sewer bill.
  4. Reached out to Plainfield Twp for confirmation on assessment, no response yet.
9. School Traffic in Main Entrance (PASCH)
  1. Suggested angling passing lane to be more gradual return to road.
  2. Adding paint to road could also help guide traffic.
  3. Create traffic drawing to share with residents to educate them.
10. Construction Entrance (GORBY)
  1. Plan to keep for emergency access and to have secondary entrance in case main entrance becomes blocked or impassable.
  2. F&V will quote moving gate further west down the path so natural barriers (trees) can be used to prevent driving around it.
  3. Investigate adding additional signage (No outlet, sign on gate saying emergency vehicles only, etc.)
  4. Investigate if we need a new sign up that states "Emergency Vehicles Only"
11. Website FAQ's (ZEMENS)
  1. Need to be reviewed and updated. Will create a new page to review then replace current once approved.
12. Updates to Bylaws
  1. ON HOLD until ACO is finalized.
6. Parking Lot
  1. Moved to CY2025 page. Review each Board meeting.
7. By-Law Infractions (ZEMENS)

1. Parking violations
  1. 2734 W Morgan Trl - Board agrees to waive the fine. David will have a discussion with homeowner to explain the reasoning for complaints.
8. Architectural (REESE / VAN KAMPEN)
  1. APPROVED REQUESTS - 0
  2. PENDING - 1
    1. Struble, 2824 S Saddle Ridge Ct NE - New fence
  3. DENIED - 0
  4. CONFIRMATION - 2
    1. Hendon, 2884 S Saddle Ridge Ct NE - Deck and Four seasons room addition
      1. Contractor problems resulting in new start date of April 1, 2025.
    2. Pasch, 2705 W Morgan Trl - Deck expansion
    3. Pasch, 2705 W Morgan Trl - New pool and fence
9. Treasurer (HOPPS)
  1. Overdue/Outstanding Dues
10. Communications (ZEMENS)
  1. HOA Emails to Address
    1. Crystal Kuzma - Ask Turf's what type of pesticides they use? All natural or not? They are normal approved pesticides.
    2. Katherine Deberti / Crystal Kuzma - when will we be getting out first bills from Plainfield Twp? Soon
  2. Neighborhood Newsletter (send within 2 weeks of meeting)
    1. Next Board Meeting details
    2. Update on Plainfield billing status.
    3. Pothole filling scheduled for week of April 7th.
    4. Hydrant flushing scheduled for week of April 7th.
    5. Tot lots to get new mulch this year.
    6. Easter egg hunt (look on FB for details)
  3. Website
    1. Under committees, combine Water/Utilities as one committee.
    2. Add payment instructions for Association Dues as well as Utility Dues.
    3. Reminder residents can make all payments via Online Portal.
    4. Information and Resources
      1. Update text in Usage Calculation and direct residents to Plainfield for any sewer questions.
    5. Add February Board meeting minutes
11. Public Comments
  1. None
12. Set Next Meeting
  1. Date/Time: April 21st @ 8:00pm
13. Adjournment
  1. Time: 9:37pm