

05/19/2025

Monday, May 19, 2025

8:00 PM

1. Call to Order
 1. Time: 8:01pm
 2. Attendance:
 1. Board - BG/JH/TK/NP/DZ/PR Absent - WV
 2. Public - 616-893-4669 Kwiatkowski
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: JH
 2. Second: NP
 3. In favor: All in favor (no oppose)
3. Public Comments
 1. None
4. New Business
 1. RPS Water Billing (KOHL)
 1. Need to bill RPS for 1st quarter water. Meter reading provided to Amanda last week. Need to confirm bill was sent to RPS.
 2. Coordinate meter readings with F&V each month so school readings are done same time as the neighborhood.
 2. Shed Regulations (REESE)
 1. Current bylaws state sheds require a concrete base, this makes sense for sheds built onsite.
 2. Several pre-manufactured sheds installed have a stone base under it.
 3. Do we update bylaws to allow this for pre-manufactured sheds assuming they meet all other exterior requirements?
 1. It is up to the ARC to interpret the bylaws and make sure the shed looks good in the neighborhood.
 2. If there are any questions, the approval is on HOLD pending review of the Board during the monthly meeting.
 3. Landscape Trimming (KOHL)
 1. Contract states to trim bushes, shrubs and trees to ensure continuous sculptured and clean look. This shall be completed twice a year.
 2. Brush hogging of larger common areas to be done once a month, include weed trimming around well heads.
 3. Contact Turfs R Us to request this be completed for all common areas.
 4. Common Area Irrigation (KOHL)
 1. Confirm with Turfs that all common area irrigation is operational and turned on.
 2. Also make sure the irrigation timing does not have it operational when kids are walking to and from school.
 5. Delinquent Report (HOPPS)
 1. Review delinquent report.
 2. Determine next steps to address overdue accounts. Send certified letters to the homes who have not gotten them yet. The ones who have will get a letter as well as a 10% fee for late payment.

3. One resident committed to paying the balance by June 15th, half the balance by last week and remaining half by June 15th.
 1. Did we receive the first payment yet? YES
6. Mailbox Replacement (KOHL)
 1. Mailbox and post do not meet letter and delivery box standards.
 2. Send violation letter once address is confirmed.
 3. Added to by-law infraction section.
7. Edgerton Trails Signs (PASCH/ZEMENS)
 1. Request RPS to reduce number of signs that were hung on the fences.
 2. We have not seen signs like this on any other elementary school.
8. Pond Treatments (KOHL)
 1. Investigate costs to treat the pond out front to control the algae smell that happens in spring and fall.
5. Old Business
 1. Plainfield Sewer Billing (KOHL/GORBY)
 1. Thom confirm Plainfield has all information needed.
 2. Matt Weldon indicated first bill will be sent in May.
 2. Water System Letter of Credit (KOHL/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
 3. LOC sent via FedEx on April 7th, delivered April 9th. FedEx Tracking #880374871210
 3. WTP Backwash Plans (GORBY/PASCH)
 1. The lift station has additional capacity that could be allocated to the water treatment plant backwash system.
 2. Nate suggested that we take a closer look at what additional flow rate we would propose over the 5 GPM that is currently allocated for the WTP.
 3. Should have 30% design by end of the month.
 4. WWTP Decommissioning (GORBY)
 1. Eastbrook getting quotes for decommissioning of the building per the MOU.
 2. They will be removing the equipment and either burying or removing the tanks with building being left in its as is condition.
 3. Once ACO letter is submitted, EB will have 75 days to retire the plant and submit a closure report to EGLE.
 4. Schedule a meeting with Blake and EB to discuss these plans.
 5. Pavement Assessment (GORBY)
 1. P&N completed evaluation of the roads last week. Report to be finished and sent to us by end of this week.
 2. Report recommended full replacement of roads.
 6. 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. New curbing in front entrance will be separate line item.
3. Front entrance and main roundabout also needs to be separate line item so we know what portion to charge to RPS.
4. Also request cost for adding speed bumps as a-la-cart.
7. Mulch Replacement (KOHL)
 1. Request TRU to refresh mulch in neighborhood this year.
 2. This will happen in June.
8. 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. They cannot.
 3. Find some alternative sources to complete this work, electrical and sign can be separate sources.
9. 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.
10. 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.
11. RPS Easement for Main Entrance (GORBY)
 1. RPS responsibility was calculated as 9.25%.
 2. Urban Monarch to bill RPS for salt, snow removal and pothole repair for main entrance. Double check on pothole repair.
 3. Thom to put together calculation map to justify the value for future reference.
12. Defective Meters (KOHL)
 1. As of last water readings, there are 4 meters with errors.
 2. Will check them again and if they still don't work, schedule a replacement.
13. 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 with 2025 sewer bills.
 4. Reached out to Plainfield Twp for confirmation on assessment, no response yet.
14. Updates to Bylaws
1. Start working on updating now that the ACO is finalized.
6. Parking Lot
1. Moved to CY2025 page. Review each Board meeting.
7. By-Law Infractions (ZEMENS)
1. Clark, 9520 Sunset Ridge Dr. - Mailbox and post does not comply to letter and delivery box standards.
8. Architectural (REESE / VAN KAMPEN)
1. APPROVED REQUESTS - 0
 2. PENDING - 2
 1. Leiter, 2729 W Morgan Trl NE - Expand driveway
 2. McKenna, 9540 Sunset Ridge Dr NE - Shed
 3. Gregory, 2734 W Morgan Trail NE - Expand driveway
 4. Suchy, 2729 N Saddle Ridge Ct - Driveway expansion
 3. DENIED - 0
 4. CONFIRMATION - 3
 1. Hendon, 2884 S Saddle Ridge Ct NE - Deck and Four seasons room addition
 1. Construction has started.
 2. Pasch, 2705 W Morgan Trl - Deck expansion
 3. Pasch, 2705 W Morgan Trl - New pool and fence
 4. Bartula, 9880 Sunset Ridge Dr NE - Shed
 5. Struble, 2824 S Saddle Ridge Ct NE - New fence
 6. Suchy, 2729 N Saddle Ridge Ct - Basketball court
9. Treasurer (HOPPS)
1. 21 Overdue Accounts
10. Communications (ZEMENS)
1. HOA Emails to Address
 1. None
 2. Neighborhood Newsletter (send within 2 weeks of meeting)
 1. Next Board Meeting details
 2. Update on Plainfield billing status.
 3. Remind residents they need to clean grass off sidewalks and roads after mowing lawns.
 4. Neighborhood garage sale on June 19th - 21st.
 3. Website
 1. Add April Board meeting minutes
 2. Website FAQ's (ZEMENS)
 1. Need to be reviewed and updated. Will create a new page to review then replace current once approved.
 1. Add payment instructions for Association Dues as well as Utility Dues.

2. Reminder residents can make all payments via Online Portal.

11. Public Comments

1. None

12. Set Next Meeting

1. Date/Time: June 16th @ 8:00pm

13. Adjournment

1. Time: 9:32pm