

09/14/2025

Sunday, September 14, 2025

8:00 PM

1. Call to Order
 1. Time: 8:04pm
 2. Attendance:
 1. Board - BG/WV/JH/DZ/PR/NP Absent - None
 2. Public - 616-890-5603 Holly Clauser
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: JH
 2. Second: WV
 3. In favor: All in favor (no oppose)
3. Public Comments
 1. None
4. New Business
 1. New Board Meeting Time
 1. Due to conflicts that have arisen, determine if we can meet on Sunday nights at 8pm the remainder of the year.
 2. Tuesdays seem to work, will confirm at each Board meeting until the end of the year.
 2. Q3 Water Meter Readings (KEGLY)
 1. Meter readings planned for Sept 26th.
 2. Stephanie will obtain reading from elementary school on the same day and provide to Jason Kegley.
 3. Send readings to Plainfield Twp after obtained.
 3. Annual Neighborhood Meeting Planning (KEGLY)
 1. Tentatively planned for 12/17/2025 6pm - 8pm.
 2. UM to schedule virtual meeting invite.
 3. Draft meeting agenda.
 4. Send information prior to meeting about running for the Board and Audit information.
 5. F&V will support by providing updates on the Water System.
 6. Election of Board Members
 1. Warren and Nicole terms are up. Warren will not run again, Nicole will run again for Board.
 4. 2026 Budget (HOPPS/KEGLY)
 1. Create proposed budget to share with residents in 2025 Annual Meeting.
 5. Sanitary Sewer Pipe Repairs
 1. Eastbrook notified us of a bill for \$83.5k from Plummers for repairs to sewer system needed.
 2. Work includes sealing manhole covers and lateral spot repairs to prevent external infiltration.
 3. Plummers was contracted to manhole inspection in late 2024/early 2025.

4. Board members were not made aware of this inspection work being done.
 5. Blake recommends we do not take any action at this time and wait for Plainfield/NKSA contacts us.
 6. Plan to monitor flows in the winter to compare to summer to really understand if there is an influent issue or not.
6. Sink hole developing in asphalt (KEGLY)
 1. Located on top of hill on North side of 2931 South Saddle Ridge.
 2. Repair has not been completed yet.
5. Old Business
 1. Irrigation Scheduling (GORBY)
 1. David post message to neighborhood FB page to request volunteers to move their irrigation time to midnight timeframe.
 2. F&V recommends the following:
 1. Make odd/even permanent requirement or,
 2. Work with residents the even out the scheduling times between 9pm and 5am.
 3. John from Turfs is willing to help adjust residents irrigation schedules to even out the demand.
 4. HOLD on this topic until around Feb 2026. Added to parking lot.
 2. ACC Process in CINC (KOHL)
 1. CINC training module available here --> [LINK](#)
 3. Insurance Statement of Values (KEGLY)
 1. Sent request to F&V to see if they can help with this assessment.
 4. Defective Meters (KEGLY)
 1. As of last water readings, there are 4 meters with errors.
 2. Only 1 was a repeat offender.
 3. Schedule a test/evaluation on these prior to next readings.
 5. Outdoor Maintenance Quotes (KEGLY)
 1. Current contract with Turfs R Us will be ending on November 14, 2025.
 2. Extend terms to 3-years and add school sidewalk clearing of snow, string trimming of well heads at water plant.
 3. Review summary of quotations that have been received.
 6. WTP Backwash Plans (GORBY/PASCH)
 1. Still need approval from NKSA and Plainfield Township
 2. Initial estimate for project came in at \$736k.
 3. Next steps: set up meeting with EGLE to discuss any way we can avoid doing this project to avoid this expense.
 4. Administrative Consent Order - WTP Backwash (GORBY/PASCH)
 1. 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.

7. WWTP Decommissioning (GORBY)
 1. Eastbrook proceeding with this process.
8. Road Replacement Quotes (REESE/KEGLY)
 1. New curbing in front entrance will be separate line item. Also request cost for adding speed bumps as a-la-cart.
 2. Front entrance and main roundabout also needs to be separate line item so we know what portion to charge to RPS.
 3. Request meeting with all 3 suppliers to walk the site so they can update quotes as needed.
9. Front Entrance (KEGLY)
 1. Electrical work at entrance
 1. Bazen - \$10,250
 - a. There is \$300 in the quote to cover bad wiring.
 2. Buist - \$11,606
 - a. Quote assumes all underground wires are still in good working condition.
 3. Did we obtain the 3rd quote?
 2. Neighborhood Sign
 1. Obtain quote refurbishing the sign and keeping whatever existing structure that is not rotted out.
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. Plainfield Sewer Billing (KEGLY/GORBY)
 1. Still waiting for confirmation of when first bill will be sent out.
12. Update Allocation of Cost Worksheet (GORBY)
 1. Plainfield finalizing total construction costs soon.
 2. Final assessment number will be determined after this.
 3. If Plummer's work is responsibility of HOA, see if Plainfield can add it to the total construction costs.
13. Updates to Bylaws (GORBY)
 1. Start working on updating now that the ACO is finalized.
 2. Send to Blake asking him to draft new Bylaws.
6. By-Law Infractions (ZEMENS)
 1. Clark, 9520 Sunset Ridge Dr.
 1. Mailbox and post does not comply to letter and delivery box standards. Letter sent 06/20.
 2. Still in violation
 2. Gregory, 2734 W Morgan Trail NE
 1. Expand driveway (was never submitted to ACC). Letter sent 06/20.
 2. ACC request has been submitted now.
 3. Rider, 9557 Sunset Ridge - Irrigation timing violation sent
 1. Fine rescinded once resident confirmed they changed their irrigation timing.
 4. Review other OPEN violations in [CINC](#).

7. Architectural Requests (REESE / VAN KAMPEN)

1. APPROVED REQUESTS - 0

1. None

2. PENDING - 6

1. Gandia, 9432 Sunset Ridge Dr - Swim spa

1. Swim spa approved, but fence was not.

2. Varnum communicating with homeowner about removal of the unapproved fence.

3. Homeowner to resubmit plans for fence location and materials.

2. Hadlock, 2718 W Morgan Trl NE - Deck request

1. Request is incomplete, need more information.

2. On 6/30, homeowner stated they would be adding additional documentation, but none received yet.

3. Have Urban Monarch send a message to homeowner asking if they plan to proceed with modifications or cancel.

3. White, 9861 Sunset Ridge Dr - Fence for pets

1. Board recommends in-ground electric fencing for pets.

2. Note sent to homeowner on 06/22 and resent again on 08/19.

3. Have Urban Monarch send a message to homeowner asking if they plan to proceed with modifications or cancel.

4. Raghunandan, 2888 N Saddle Ridge Ct NE - Driveway extension

1. Missing information added by homeowner.

2. Review request for any violations, if none proceed with approval.

3. Board agrees with giving approval.

5. Gregory, 2734 W Morgan Trl NE - Driveway extension

1. Construction was done prior to ACC approval.

2. Review request for any violations, if none proceed with approval.

3. Board agrees with giving approval.

6. Sudbury, 9354 Sunset Ridge Dr NE - Fence

1. Request is incomplete, does not illustrate location of fence requested.

2. Have Urban Monarch send a message to homeowner asking if they plan to proceed with modifications or cancel.

3. DENIED - 0

4. CONFIRMATION -

1. Hendon, 2884 S Saddle Ridge Ct NE - Deck and Four seasons room addition

1. Construction on four seasons room complete.

2. Added fence was not part of the original request, review next steps.

3. Fence installed around the property line replaced an existing fence.

2. Pasch, 2705 W Morgan Trl - New pool and fence (complete)

3. Bartula, 9880 Sunset Ridge Dr NE - Shed (pending finish)

1. Need to review and confirm it meets plans.

4. Struble, 2824 S Saddle Ridge Ct NE - New fence (pending finish)

1. Need to review and confirm it meets plans.
5. McKenna, 9540 Sunset Ridge Dr NE - Shed (complete)
6. Wood, 9293 Sunset Ridge Drive NE - Swimming Pool
 1. Construction in process
5. Review Potential ACC Violations (REESE/VANKAMPEN)
 1. Review details from Gandia letter for other potential violations.
 2. Determine if ACC requests were submitted for all these modifications.
 3. Peter send request to EB to send all ACC requests/approvals for the addresses in question.
8. Treasurer (HOPPS)
 1. Delinquent Report (HOPPS)
 1. Will review once month-end financial statements are available.
9. Communications (ZEMENS)
 1. HOA Emails to Address
 1. Edgerton Trails asking to have permission to use neighborhood for a walk-a-thon.
 1. No issues, but need advance notice to notify residents.
 2. Need to find out when this event is going to happen.
 2. Neighborhood Newsletter (send within 2 weeks of meeting)
 1. Next Board Meeting details
 2. Update on Plainfield billing status:
 1. Plainfield Twp is in process of finalizing construction costs for sewer project.
 3. Remind residents they need to submit any exterior modifications to the ACC. Reference them to review the Bylaws, Fencing Guidelines and Shed Guidelines located on website.
 4. Save the date for neighborhood Halloween party.
 5. Save the date for Annual Neighborhood Meeting.
 3. Website
 1. Add August Board meeting minutes.
 2. Any updates needed for FAQ's?
10. Public Comments
 1. None
11. Set Next Meeting
 1. Date/Time: October 21st @ 8:00pm
12. Adjournment
 1. Time: 9:24pm