

# 10/21/2025

Tuesday, October 21, 2025  
8:00 PM

1. Call to Order
  1. Time: 8:02pm
  2. Attendance:
    1. Board - BG/WV/JH/PR/NP/DZ/JK Absent - None
    2. Public -
      1. 616-633-0334 Amanda Schaar
      2. 734-323-4351 Ashley Contreras
      3. 906-250-9389 Nichole Braska
      4. 616-520-3901 Lana Schuiteman
      5. 989-292-0406 Celine Sommerdyke
      6. 616-430-1276 Erica Spalding
      7. 954-770-0061 Danielle McCarrick
2. Approval of Minutes from Previous Meetings
  1. Motion to approve: BG
  2. Second: WV
  3. In favor: All in favor (no oppose)
3. Public Comments
  1. None
4. New Business
  1. Outdoor Maintenance Quotes (KEGLY)
    1. Review summary of quotations that have been received.

	Randys	Summit	RECOMMENDED TurfsRUs	Woods
Snow Removal / Lawn Maint 25/26	\$ 55,524.14	\$ 51,279.00	\$ 45,600.00	\$ 47,451.00
Snow Removal / Lawn Maint 26/27	\$ 57,745.11	\$ 52,817.00	\$ 45,600.00	\$ 48,875.00
Snow Removal / Lawn Maint 27/28	\$ 60,054.91	\$ 54,401.00	\$ 45,600.00	\$ 50,341.00
Total:	\$ 173,324.16	\$ 158,497.00	\$ 136,800.00	\$ 146,667.00
Monthly Payment:	\$ 4,814.56	\$ 4,402.69	\$ 3,800.00	\$ 4,074.08
Salt Cost/ton:	\$ 250.00	\$ 360.00	\$ 290.00	\$ 300.00
*Opt All Sidewalk Snow Removal:	\$ 17,638.00	\$ 33,600.00	N/A	\$ 30,000.00
*Resident Rate for Snow Removal:	\$ 427.50	\$ 360.00	\$ 475.00	\$ 330.00
* Resident Rate for Lawn Care:	See notes	See notes	N/A	See notes
Notes:	Resident to contact office for pricing	Mowing: \$1,000 min Fert: \$354 min (vary based on sqft)		Mow Only: \$1,736 Fert Only: \$644 Both: \$2,380

2. Turfs R Us quotation is best pricing.
3. Board vote to officially award contract to Turfs R Us:
  1. Motion to approve: BG
  2. Second: NP
  3. In favor: All in favor (no oppose)
2. Front Entrance Sign (GORBY / KEGLY)
  1. Studio 207 Woodcraft (Christian Poquette) was willing to quote this job.
  2. Plan is the re-use stone pillars and the Saddle Ridge lettering, but completely replace this sign.
  3. Quote came in at \$3,500.

4. Board vote to officially approve contract to Studio 207 Woodcraft for sign work:
  1. Motion to approve: BG
  2. Second: WV
  3. In favor: All in favor (no oppose)
3. Front Entrance Electrical (KEGLY)
  1. Electrical work at entrance
    1. Bazen - \$10,250
      1. There is \$300 in the quote to cover bad wiring.
    2. Buist - \$11,606
      1. Quote assumes all underground wires are still in good working condition.
  2. Board vote to officially award contract to Bazen Electrical Co. for electrical work:
    1. Motion to approve: NP
    2. Second: BG
    3. In favor: All in favor (no oppose)
4. Q3 Water Meter Readings (KEGLY)
  1. Meter readings completed on Sept 26th.
  2. Elementary school reading taken as well - 000489 units, confirm billing sent to RPS.
  3. Provide meter readings to Plainfield Twp.
  4. For the water meter readings, we've received photos from most of the homeowners who were impacted. Only a few properties will receive an averaged bill this cycle.
5. Annual Neighborhood Meeting Planning (KEGLY)
  1. Planned for 12/17/2025 6pm - 8pm. UM to schedule virtual meeting invite.
  2. Review updated draft of meeting agenda.
  3. Information has been sent to residents already about running for the Board and Audit information.
    1. Do we need to fix and resend for the statement "5 open positions for 2-year terms"?
    2. Should state "Four 3-year term seats and one 2-year term seat are available to fill."
  4. F&V will support by providing updates on the Water System.
  5. Election of Board Members
    1. Warren and Nicole terms are up. Warren will not run again, Nicole will run again for Board.
    2. Peter Reese will be resigning from current position. 2 years remaining on this position.
6. Saddle Ridge 2025/26 Budgets - Utility and Association (KEGLY/HOPPS)
  1. Review status of 2025 budget.
  2. Create 2026 budget.
  3. Need to finalize, approve and send out both budgets prior to annual meeting.
7. WWTP Decommissioning (GORBY)
  1. Eastbrook is currently looking like 2-3 weeks from now.
  2. They are awaiting on final dates from Pitsch and working on selling surplus items where they can.
  3. Plan will be to remove the equipment from inside the building as well as dismantling the bio/eq tanks and wet well.

5. Old Business

1. 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.
  7. Added to parking lot.
2. 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 started yet.
  3. UM getting contractor set up to start repair.
  4. Board approves moving forward with \$3,200 repair cost.
3. Insurance Statement of Values (KEGLY)
  1. F&V estimates the water plant value at \$2,325,000
    1. Building construction: \$1,200,000
      - a. Includes architectural, plumbing, and electrical
    2. Process equipment: \$900,000
      - a. Includes pumps, process piping, chemical feed and filters
    3. Ground storage tank: \$225,000
  2. LMCU estimates the WWTP building value at \$203,552.
4. Defective Meters (KEGLY)
  1. As of last water readings, there are about 13 meters with errors.
  2. Need to come up with a plan to address these meters.
5. WTP Backwash Plans (GORBY/PASCH)
  1. Initial estimate for project came in at \$736k.
  2. Meeting scheduled with EGLE on 10/28 to discuss alternative options.
  3. 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.
6. 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.
7. Plainfield Sewer Billing (KEGLY/GORBY)
  1. Still waiting for confirmation of when first bill will be sent out.
8. 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.
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. Kelley, 9832 Sunset Ridge Dr.
    1. Need to send violation for exterior modifications without approval.
  3. Review other OPEN violations in [CINC](#).
7. Architectural Requests (REESE / VAN KAMPEN)
  1. APPROVED REQUESTS - 0
  2. PENDING - 0
  3. DENIED - 4
    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. 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.
  4. CONFIRMATION - 3
    1. Bartula, 9880 Sunset Ridge Dr NE - Shed
      1. Need to review and confirm it meets plans.
    2. Struble, 2824 S Saddle Ridge Ct NE - New fence (pending finish)
      1. Need to review and confirm it meets plans.

3. Wood, 9293 Sunset Ridge Drive NE - Swimming Pool
      1. Need to review and confirm it meets plans.
      2. Also need to replace cracked sidewalk slab.
    5. Review Potential ACC Violations (REESE/VANKAMPEN)
      1. Previous fence installations seemed to be in compliance with the fence restrictions at that time.
  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. Lack of landscaping maintenance around the old tot lot.
    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 Annual Neighborhood Meeting.
      5. Get pictures from Diemer's fun run.
      6. Inform residents that the mobile app will be up and running again. Feel free to download from your app store, and it is the same login information as the CINC website.
    3. Website
      1. Add September Board meeting minutes.
      2. Any updates needed for FAQ's?
  10. Public Comments
    1. 616-633-0334 Amanda Schaar
      1. Have we ever considered having the township take over our roads? NO, it would not be a savings.
      2. When will we see sewer bills? Hopefully starting in January.
    2. 734-323-4351 Ashley Contreras
    3. 906-250-9389 Nichole Braska
    4. 616-520-3901 Lana Schuiteman
    5. 989-292-0406 Celine Sommerdyke
      1. Really supports having the Board finance neighborhood events, please consider contributing in 2026.
      2. Be courteous when discussing neighborhood violations or infractions.
    6. 616-430-1276 Erica Spalding
    7. 954-770-0061 Danielle McCarrick
  11. Set Next Meeting
    1. Date/Time: November 18th @ 6:30pm
    2. Discuss adjusting meeting times
      1. Per UM contract, Board meetings should end no later than 8:00pm.
  12. Adjournment
    1. Time: 10:14pm