

# 02/17/2026

Tuesday, February 17, 2026

6:30 PM

<<Saddle Ridge HOA Board Mtg Agenda (02-17-26).docx>>

1. Call to Order
  1. Time: 6:32pm
  2. Attendance:
    1. Board - BG/NP/DZ/JH Absent - None
    2. Urban Monarch - JM
    3. Public -
      1. 616-699-8455 DeBerti
      2. 517-507-1495 Crystal Kuzma
      3. 616-826-3958 Melissa Popour
2. Approval of Minutes from Previous Meetings
  1. Motion to approve: NP
  2. Second: JH
  3. In favor: All in favor (no oppose)
3. Public Comments
  1. 616-699-8455 Debortie
    1. What is the total cost of the sewer project? (about \$16k)
  2. 517-507-1495 Crystal Kuzma
    1. No comment
  3. 616-826-3958 Melissa Papour
    1. When will we be filling potholes?
4. New Business
  1. Water Main Break (GORBY)
    1. Had a water feed line break in the WWTP right at the water meter inside the building on Sunday 02/15.
    2. F&V came out Sunday to shut the water off.
    3. Water valve broke when turning, but were able to cut water off temporarily.
    4. F&V had to replace valve on Monday.
  2. 2025 Annual Neighborhood Meeting (MILLER)
    1. Audit Vote Results (as of 02/17)
      1. Full Audit - 2 / Review - 6 / Opt Out - 67
      2. Need 116 votes to close out.
      3. Jamie to send another email with voting link asking residents to vote.
      4. David to post link on FB page also (using Microsoft Forms for ballot).
  3. Brown Water Complaint (MILLER)
    1. Resident raised concerns about having brown water.
    2. F&V has been in contact with resident to help resolve issue.
      1. Stephanie explained that iron in the water is not dangerous, it is just aesthetic.
      2. Homeowner seems less worried now.

3. Homeowner hired Benjamin Franklin Plumbing to conduct testing. Results will be shared with F&V.
  3. Going forward, F&V to bill customers directly for any house calls regarding brown water.
  4. Need to confirm F&V can agree to this agreement.
4. RPS Meeting (GORBY/PASCH)
  1. Met with RPS to follow up on some open items.
  2. They requested we consider modifying the Easement Agreement.
  3. Board agrees that we are not open to changing the existing agreement.
5. Old Business
  1. Broken Gate (GORBY/HOPPS)
    1. Access gate in emergency entrance is broken.
    2. Look at using the other section from gate near road.
  2. Cross Connection Inspection (MILLER)
    1. F&V to provide list of residents who have not completed this yet.
    2. UM to send letter once we get the contacts.
  3. Homeowner Contact Audit (MILLER)
    1. Homeowners continue to update their contact information.
    2. UM will look at directory to verify everything is correct.
  4. Reserve Study (MILLER)
    1. Jamie initiated reserve study with MI Reserve Associates.
    2. Cost is \$2,540.
    3. MI Reserve Associates will do on-site evaluation and provide report.
    4. Full assessment of the association for all the common elements that need to be assessed for the study.
    5. We will plan to meet with MI Reserve Associates the week of April 27th.
  5. Road Replacements Quotes (GORBY)
    1. Put together RFQ with requested road replacements and curb construction.
    2. Jamie to get 3 quotes once RFQ is completed.
  6. Pothole Filling (PASCH)
    1. Nicole has submitted a work order to have main entrance potholes fixed.
    2. Jamie to get a vendor out to neighborhood to address potholes.
  7. Saddle Ridge Escrow - LOC (MILLER/GORBY)
    1. We have two options for the LOC:
      1. Renew the escrow account within 30 days of the expiration (April 6, 2026)
      2. Have them request to be released from the escrow requirement if they meet the following criteria:
        - a. The supply must have been in operation under the same owner for a minimum of 5 years
        - b. A sanitary survey has been completed within the past 12 months, which indicates that both water supply facilities and operation are satisfactory
        - c. The supply has complied with compliance monitoring requirements

- d. The supply has no more than one failure to monitor for total coliform within the past 12 months
    - e. Where applicable, the supply has satisfactorily submitted operation reports
    - f. The supply is not delinquent for EGLE laboratory analysis feeds
    - g. The supply is not delinquent in payment of its annual water supply fee
    - h. The escrow fund has not been used for emergency repairs during the past 5 years
  - 3. Send email to EGLE on 01/19 requesting release from LOC requirement (resent follow-up email on 02/16).
- 8. WWTP Decommissioning (GORBY/MILLER)
  - 1. Huber equipment will remain in the building until it can be sold.
  - 2. Contact DTE to request gas service be disconnected; not completed yet.
    - 1. DTE said they have to wait to shut off service until it gets warmer.
- 9. Front Entrance Electrical (MILLER)
  - 1. Electrical work at entrance has started.
  - 2. Will continue to work in their schedule as long as weather permits.
- 10. Insurance Statement of Values (MILLER)
  - 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.
  - 3. Insurance values have been updated. We received \$7K credit.
  - 4. Water has been shut off at the road connection.
  - 5. Gas service still needs to be capped off at the road.
  - 6. Notify LMCU once these have been completed.
- 11. Defective Meters (MILLER)
  - 1. As of last water readings, there are about 10 meters with errors.
  - 2. Blue Bridge Builders will replace meters as needed.
  - 3. Exploring additional options for more durable meters that will be more accurate on usage.
  - 4. Nicole to investigate what meters and touchpads we are using to see if we can get replacements.
  - 5. We will continue replacing with existing meters/touchpads until we understand what Rockford and Plainfield are upgrading to.
- 12. WTP Backwash Plans (GORBY/PASCH)
  - 1. 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.

2. Met with EGLE on Feb 4th to discuss our options.
3. After meeting, came up with 3 options we will present to EGLE, while requesting extension of current ACO.
  1. Compare our neighborhood to other facilities to see what they are testing and to what limits.
  2. Investigate moving sampling site to where it currently enters the storm sewer.
  3. Add Ferric Chloride to sump before it goes out to the 3 holding/settling tanks.
6. By-Law Infractions (ZEMENS)
  1. Review other OPEN violations in [CINC](#).
    1. Unapproved mailbox installation.
      1. Resident agreed to replace post with approved round style in Spring.
7. Architectural Requests (BOARD)
  1. Review any requests in [CINC](#).
  2. ACC Fence Violation (MILLER)
    1. Received response from resident's legal counsel, UM legal reviewing letter.
8. Treasurer (HOPPS)
  1. Income & Balance Sheet updates
9. Communications (ZEMENS)
  1. HOA Emails to Address
    1. None
  2. Neighborhood Newsletter
    1. Next Board Meeting details
    2. Add communication about annual dues being paid by January 1st starting in 2027.
    3. Pothole filling
  3. Website
    1. Add January Board meeting minutes.
    2. Update website with new entrance pictures.
10. Public Comments
  1. 616-699-8455 DeBerti
    1. No comment
  2. 517-507-1495 Crystal Kuzma
    1. Concerned about annual dues being collected on Jan 1st.
    2. Concerned about vehicles passing others on the narrow road.
  3. 616-826-3958 Melissa Popour
    1. Turfs has done a great job plowing snow this year.
    2. Can we add a section to website showing who our contractors are?
11. Set Next Meeting

1. Date/Time: Monday, March 16th @ 6:30pm
12. Adjournment
    1. Time: 7:50pm