

05/12/2026

Tuesday, May 12, 2026
6:30 PM

1. Call to Order
 1. Time: 6:35pm
 2. Attendance:
 1. Board - BG/JH Absent - NP/DZ
 2. Urban Monarch - JM
 3. Public - None
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: BG
 2. Second: JH
 3. In favor: All in favor (no oppose)
3. Public Comments
 1. N/A
4. New Business
 1. 2025 Annual Neighborhood Meeting (MILLER)
 1. Audit Vote Results (as of 04/20)
 1. Full Audit - 3 / Review - 13 / Opt Out - 105
 2. As of today, we have received 121 votes.
 3. We need 118 votes total but only have 105. Need to send out additional communications to ask residents to continue to vote until we hit that threshold.
 4. Survey due date is tomorrow. Jamie to compile results and send once available.
 2. Road Replacement Project
 1. Any additional follow up communications needed? NO
 2. Any outstanding issues that need to be addressed?
 1. Jamie walked the roads with Superior and created a punch list.
 2. Superior to repair all items listed, which covers all complaint that have come in to date.
 3. Check out the small bump in the center of the roundabout also.
 3. Send bill to RPS for their portion of the costs.
 4. Board will recommend cancelling the neighborhood garage sales this year due to the high capital expense of the roads.
 3. Solar Energy Policy Act (MILLER)
 1. The Solar Energy Act was passed in 2024 and requires associations to be in compliance by 2026.
 2. Additional information here: [MI Solar Energy Policy Act](#)
 3. Send email with Solar Energy Policy to be adopted as a policy until Bylaws can be updated to include these guidelines.
 4. Broken Gate (GORBY/HOPPS)
 1. Access gate in emergency entrance is broken.
 2. Suburban Industrial Concepts has quoted this repair at \$650.
 3. Approval has been given to proceed with repair. Repair completed on Monday 05/11.

5. Old Business

1. Q1 Water Meter Reads (PASCH/MILLER)
 1. Completed 03/27; there were 15 meter reading errors.
 2. Will address these errors by each home.
 3. Nichole to obtain quote for replacement units.
 4. Add line item to budget to replace in 2027.
2. RPS Easement Agreement (GORBY/CONKLIN)
 1. RPS disputing their responsibility for their share of the maintenance costs under the easement since they don't use it for busses.
 2. Working on response to establish our position that they are responsible due to the agreement.
3. Front Entrance Electrical (MILLER)
 1. Electrical work at entrance has been completed.
 2. Check to see if they used the extra budget for LV cable replacement or not.
4. Cross Connection Inspection (MILLER)
 1. F&V to provide list of residents who have not completed this yet.
 2. 2 homeowners had the inspection paperwork already, sent to F&V.
 3. 2 other have scheduled their inspection.
 4. 11 others still outstanding.
 5. F&V to report out how many are still outstanding.
5. Reserve Study (MILLER)
 1. Jamie initiated reserve study with MI Reserve Associates.
 2. Cost is \$2,540.
 3. Met with MI Reserve Associates on Tuesday April 28th.
 4. MI Reserve Associates will do on-site evaluation and provide report by end of this month.
6. 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 fees
 - 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
- 2. Stephanie met with Justina & Jeni (EGLE) on site to review the water plant on Wed 04/15.
- 3. All went well, we should get a recommendation from EGLE to be released from escrow requirement.
- 7. 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. Need to complete shutoff request paperwork for DTE.
- 8. 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.
- 9. 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. We have the following options to present to EGLE, while requesting extension of current ACO.
 - 1. Add Phosphate/polyphosphate treatment of drinking water
 - Requested what it takes to get a permit for this application from EGLE.
 - Speak with Jenny Bolt about the chemistry for this treatment.
 - This treatment would eliminate the need for backwash all together.
 - 2. Re-route backwash discharge into the gravity sewer system
 - This would be most expensive option.
 - 3. Use pond near entrance as retention

- Infiltration test determines how fast water can dissipate from the pond.
 - Brian obtaining a quote for this study.
 - Will determine if existing pond can handle the backwash or not.
- 3. F&V drafting letter and we plan to submit 10 days prior to due date.
- 6. By-Law Infractions (ZEMENS)
 - 1. Review other OPEN violations in [CINC](#).
- 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. Asphalt guidelines
 - 3. Remind residents they need to clean grass off sidewalks and roads after mowing lawns.
 - 4. Cancellation of the neighborhood garage sales this year to protect the new roads.
 - 3. Website
 - 1. Add May & April Board meeting minutes.
 - 2. Update website with new entrance pictures.
 - 3. Add FINAL allocation of cost worksheet to replace the previous DRAFT.
- 10. Public Comments
 - 1. N/A
- 11. Set Next Meeting
 - 1. Date/Time: Monday, June 15th @ 6:30pm.
- 12. Adjournment
 - 1. Time: 7:48pm