

06/15/2026

Monday, June 15, 2026

6:30 PM

1. Call to Order
 1. Time: 6:32pm
 2. Attendance:
 1. Board - BG/NP/JH Absent - DZ
 2. Urban Monarch - JM
 3. Public -
 1. 616-347-1856 Nick Hartog
 2. 616-260-3147 Eric Krummen
 3. 989-492-4869 Megan Krummen
 4. 248-207-5517 Sara Behrens
 5. David Lindeman
 6. 989-292-0406 Sommerdyke
 7. 734-972-8860
 8. 616-430-1276
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. 616-347-1856 Nick Hartog
 1. Need better plans to protect the roads, curb is not feasible due to costs throughout the neighborhood.
 2. Send another communication about protecting.
 2. 616-260-3147 Eric Krummen
 3. 989-492-4869 Megan Krummen
 1. Was something different done with our rain gutters? NO
 2. Unhappy with the fine slated for garage sales.
 4. 248-207-5517 Sara Behrens
 5. David Lindeman
 6. 989-292-0406
 7. 734-972-8860
 8. 616-430-1276
4. New Business
 1. 2025 Annual Neighborhood Meeting (MILLER)
 1. Audit Vote Results (as of 05/27)
 1. Full Audit - 4 / Review - 14 / Opt Out - 118
 2. We have reached the 51% threshold to opt out of the audit.
 2. Road Replacement Project (MILLER)
 1. Punch list created, Superior to repair all items listed.
 2. Check out the small bump in the center of the roundabout also.
 3. Superior finished punch list last week.
 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. Board approved via email to adopt the Solar Energy Policy Act.
4. Emergency Entrance - Front Gate (GORBY/MILLER)
 1. Front gate to emergency entrance is not functional.
 2. Jamie to obtain a quote to have it repaired to make it functional again.
5. Saddle Ridge Lighting Assessment
 1. The assessment is levied annually on the winter tax bill. The next winter tax bill will next be sent out on December 1, 2026.
 2. In summer 2024 a notice was placed for a Public Hearing at the Township Board level for what is referred to as a "periodic redetermination" which is a mechanism under PA 188 Section 41.724 that allows the township to revisit and update the estimated cost of an improvement project as changes to the actual lighting costs.
 3. The township can redetermine the cost and adjust assessments accordingly rather than either absorbing a shortfall or over-collecting from property owners. This is what the August 2024 notice followed by the associated September 2024 public hearing was about.
 4. However, it only affected Special Assessment District 1, and it increased the assessment for those in that one district from \$69.50 to \$86.87 per parcel. The projection for the costs and the projection for the current assessment to not align going forward into 2027.
 5. In years proceeding our tenures on the Board, this issue with the light assessment was not addressed properly. We now wish to step in to address the cost properly to ensure the assessment is an accurate reflection of the actual costs of the lights, so that the Township's general fund is not adversely affected and the bills for Saddle Ridge's lights are paid in a proper manner.
 6. Eric Alderman suggests we have a meeting with Algoma Twp to review this assessment so we are clear going forward.
6. 2027 Budget Planning (HOPPS)
 1. Start drafting budget plans for 2027.
7. Q2 Water Meter Reads (MILLER)
 1. Determine date for scheduled reading, send notice to residents. Friday 06/26 or Monday 06/29.
 2. Coordinate with F&V to obtain RPS reading on same date.
 3. Provide readings to Plainfield Twp.
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.
 1. For now, go to Kellermeyer to replace meters that are not working.
 3. Nichole to obtain quote for replacement units.
 1. Wait and see what Rockford and Plainfield switch to and try to match them.
 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. YES
 3. Obtain quote for replacing outlets so they could be functional for Xmas lights.
4. Cross Connection Inspection (MILLER)
 1. As of 06/15, F&V has reported 8 houses still outstanding to complete this inspection.
 1. South Saddle Ridge Ct 2860
 2. South Saddle Ridge Ct 2875
 3. Sunset Ridge Ct 2877 (PVB needs replacement)
 4. Sunset Ridge Dr 9437
 5. Sunset Ridge Dr 9477 (needs to repair shutoff)
 6. Sunset Ridge Dr 9845
 7. Sunset Ridge Dr 9880
 8. Sunset Ridge Dr 9925
 2. Send notice to each resident on PINK paper. F&V to draft letter and UM to mail it.
5. Reserve Study (MILLER)
 1. MI Reserve Associates provide reserve study w/recommendations on 05/27.
 2. Hopps to review report and provide any budget changes for 2027.
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. DTE Gas Service
 - 1. Paperwork for cut & cap completed and sent to DTE.
 - 2. Purchase order sent to DTE for service on 05/26.
 - 3. Invoice received from DTE last week. Cut & cap completed.
- 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 which will be signed and sent to EGLE; and loaded into MIWATERS this week.
- 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. Discuss House Swapping inquiry.
 - 2. Neighborhood Newsletter
 - 1. Next Board Meeting details
 - 2. Remind residents they need to clean grass off sidewalks and roads after mowing lawns.
 - 3. Guidelines on how to protect the rain gutters on the new asphalt.
 - 3. Website
 - 1. Add May Board meeting minutes.
 - 2. Update website with new entrance pictures.
 - 3. CCR is loaded onto the website and in the CINC portal.
 - 4. Add section for home sellers to direct their realtor to HomewiseDocs.com for needed paperwork.
 - 5. Add Solar Energy Policy Act
- 10. Public Comments
 - 1. 616-260-3147 Eric Krummen
 - 1. Wants more information about solar panels.
 - 2. Request we overcommunicate any RED water potential when testing polyphosphate.
 - 2. 989-492-4869 Megan Krummen
 - 1. Do we have a mass text option to communicate to the neighborhood. Board looking at potential options.
 - 3. 989-292-0406 Sommerdyke
 - 1. Publish tentative dates to neighborhood for Board meeting dates. "subject to change"
 - 2. Also provide agenda prior to the meetings.
 - 3. Are we planning to redo the landscaping in the main entrance? Not this year due to budget constraints.
 - 4. 616-430-1276 Erica Spaulding

1. None

11. Set Next Meeting

1. Date/Time: Monday, July 20th @ 6:30pm.

12. Adjournment

1. Time: 8:02 pm