

07/20/2026

Monday, July 20, 2026

6:30 PM

1. Call to Order
 1. Time: 6:31pm
 2. Attendance:
 1. Board - BG/NP/JH Absent - DZ
 2. Urban Monarch - JM
 3. Public - None
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: NP
 2. Second: BG
 3. In favor: All in favor (no oppose)
3. Public Comments
 1. None
4. New Business
 1. Irrigation Restrictions (BOARD)
 1. Received high flow alarms on July 2, 11, 12, 13.
 2. Odd/even restrictions put in place on July 13th.
 3. Continue to monitor flows.
 2. Front Entrance Common Area Irrigation (GORBY/MILLER)
 1. Front pond well has been repaired to maintain front pond water level.
 2. Broken main line and several sprinkler heads repaired.
 3. Continue to monitor to determine if any other repairs are needed.
 3. Emergency Entrance - Front Gate (GORBY/MILLER)
 1. Front gate to emergency entrance is not functional.
 2. Suburban Industrial Concepts provided quote for \$2,645.21 to repair.
 3. Will move gate a couple feet closer to landscape rock and offered to move some existing rocks up to prevent drive-arounds.
 4. Board vote to proceed with SIC to fix front gate in the amount of \$2,645.21:
 1. Motion to approve: BG
 2. Second: NP
 3. In favor: All in favor (no oppose)
 4. Saddle Ridge Lighting Assessment (GORBY)
 1. Meeting held on 07/06/26 with Algoma Twp officials to discuss upcoming changes.
 1. Saddle Ridge #1 - has total of 84 units / Saddle Ridge #2 - has total of 120 units
 2. We are missing 26 units somewhere in this calculation, Algoma Twp needs to confirm these numbers.
 3. SR#1 has a rate of \$86.87 per unit (21 lights) / SR#2 has a rate of \$32.00 per unit (22 lights)
 4. Each section has to be treated as separate sections, unique accounts to determine tax rates for each unit in that section.

2. Algoma Twp to follow up on some open items and scheduled a meeting with entire neighborhood to explain changes.
3. Summary of Assessment & Changes
 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.
5. 2027 Budget Planning (HOPPS)
 1. Start drafting budget plans for 2027.
 2. Review reserve study recommendations provided by MI Reserve Associates to consider for 2027 budget.
 3. UM contract to be automatically renewed as of August 1st, 2026.
6. Q2 Water Meter Reads (MILLER)
 1. Completed Friday 06/26. F&V provided RPS meter read that was also taken 06/26.
 2. Confirm meter readings have been provided to Plainfield Twp. YES
 3. How many meter read errors did we encounter this quarter? TBD
 4. Have Kellermeier replace/repair any water meters as needed.
 5. Utility bills were sent out with due date listed as May 15th. Need email sent out to the community correcting this error.
7. Front Entrance Landscaping (GORBY)
 1. Contact Turfs to discuss quoting refreshing the landscaping in the entrance for 2027.
 2. Send communication to residents that they cannot do the landscaping on their own.
5. Old Business
 1. Water Meter Replacements (PASCH/MILLER)
 1. Nichole to obtain quote for replacement units.

2. Wait and see what Rockford and Plainfield switch to and try to match them.
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. Email request to RPS that they at least get current for the water usage.
 4. Need to clarify line item on bill listed as "Landscape Irrigation 2025".
3. Front Entrance Electrical (MILLER)
 1. Obtain quote for replacing outlets so they could be functional for Xmas lights.
4. Cross Connection Inspection (MILLER)
 1. As of 07/20, F&V has reported 7 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 9925
 8. ~~Sunset Ridge Dr 9880~~ (paperwork found on 06/16)
 2. Send notice to each resident on PINK paper. F&V to draft letter and UM to mail it.
5. 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. Documents provided to EGLE that demonstrate no ownership changes.
 4. As of 06/15, EGLE working to provide the letter releasing this requirement.
6. WWTP Decommissioning (GORBY/MILLER)
 1. Huber equipment will remain in the building until it can be sold.
7. 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 cut & cap has been completed as of 06/15/26.
 6. Notify LMCU gas/water supply has been disconnected.
 7. Jamie working on shopping insurance around to see if we can get a better rate.
8. 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. Per EGLE, initial submission was missing following details:
 - 1. The reason the Liable Parties were unable to connect the backwash discharge to the Plainfield Charter Township collection system and if the Liable Parties sought an exemption to the flow rate limit imposed by the North Kent Sewer Authority (NKSA).
 - 2. A detailed timeline for implementing the proposed demonstration program.
 - 3. The approach for managing the backwash wastewater during the interim period while implementing the proposed demonstration program.
- 4. F&V drafting response to address all 3 items and will re-submit to EGLE.
- 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. Awaiting counsel recommendations.
- 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.
 - 4. Odd/Even irrigation restrictions (copy email that was sent to residents)
 - 5. No use of the emergency entrance for any reason.
 - 6. Add communication we sent out about the front landscaping/common elements and the ability to create a committee to help if needed.
 - 3. Saddle Ridge Website
 - 1. Add May & June Board meeting minutes.
 - 2. Update website with new entrance pictures.
 - 3. Add section for home sellers to direct their realtor to HomewiseDocs.com for needed paperwork.
 - 4. Add Solar Energy Policy Act
- 10. Public Comments
 - 1. None
- 11. Set Next Meeting
 - 1. Date/Time: Monday, August 17th @ 6:30pm.
- 12. Adjournment

1. Time: 7:51pm