

08/17/2026

Monday, August 17, 2026

6:30 PM

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. 517-581-0344 Abby Hescott
 2. 906-631-7676 Nicole Braska
 3. 989-492-4869 Megan Krummen
 4. 616-260-3147 Eric Krummen
 5. 517-745-5946 Mark Contreas
2. Approval of Minutes from Previous Meetings
 1. Motion to approve: JH
 2. Second: NP
 3. In favor: All in favor (no oppose)
3. Public Comments
 1. 517-581-0344 Abby Hescott
 2. 906-631-7676 Nicole Braska
4. New Business
 1. Landscaping Committee
 1. Nicole Braska & Abby Hescott to chair this new committee.
 2. Chairs to provide list of names of committee members.
 3. Once names are confirmed, Board will provide Turf's contact to work with on plans.
 2. Emergency Entrance - Front Gate (GORBY/MILLER)
 1. Suburban Industrial Concepts completed repair.
 2. Gate moved couple feet closer to landscape rock.
 3. Other landscaping rocks were not able to be moved, he didn't have his loader on site.
 4. F&V working with the Algoma Fire Dept to add a lock to the gates.
 3. 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.

4. 2027 Budget Planning (HOPPS)

1. Urban Monarch to provide draft budget to the Board by October 15th.
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.
4. Add landscaping updates provided by the Landscaping Committee.
5. Plan to send final budget to homeowners by November 15th.

5. Q2 Water Meter Reads (MILLER)

1. How many meter read errors did we encounter this quarter? TBD
2. Have Kellermeier replace/repair any water meters as needed.

6. Front Entrance Landscaping (GORBY)

1. Contact Turfs to discuss quoting refreshing the landscaping in the entrance for 2027.
2. Turfs is willing to work with the Landscaping Committee once it is set up.

5. Old Business

1. 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".

1. UM feels it was coded wrong, will look at it and correct.
2. Front Entrance Electrical (MILLER)
 1. Obtain quote for replacing outlets so they could be functional for Xmas lights.
 2. Quote will be sent to UM this week.
3. Cross Connection Inspection (MILLER)
 1. As of 08/17, 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~~ (paperwork received 07/14/26)
 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. New letter to be sent to remaining houses informing them they will be reported as non-compliant to the State of Michigan.
 3. State of Michigan may force us to shut the water off.
4. Saddle Ridge Escrow - LOC (MILLER)
 1. On 08/03, we received letter from EGLE releasing this requirement.
 2. Need to provide Macatawa by Wintrust Bank this letter so we can be released of the LOC.
5. WWTP Decommissioning (GORBY)
 1. Huber equipment will remain in the building until it can be sold.
6. 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 found better insurance plan that covers more and it is about \$2,000 less than existing plan.
 8. Jamie send insurance package to Board Members and post to Cinc.
7. 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 drafted a response to address all 3 items, once reviewed and approved by Board they 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. None
 2. Neighborhood Newsletter
 1. Next Board Meeting details

2. Remind residents they need to clean grass off sidewalks and roads after mowing lawns.
 3. Odd/Even irrigation restrictions remain in place (copy email that was sent to residents).
 4. Add Thank You for cooperating with irrigation restrictions as it has eliminated the high-flow alarms.
 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 & July Board meeting minutes.
 2. Add section for home sellers to direct their realtor to HomewiseDocs.com for needed paperwork.
 3. Add Solar Energy Policy Act
10. Public Comments
 1. 517-581-0344 Abby Hescott
 2. 906-631-7676 Nicole Braska
 3. 989-492-4869 Megan Krummen
 4. 616-260-3147 Eric Krummen
 5. 517-745-5946 Mark Contreas
11. Set Next Meeting
 1. Date/Time: Monday, September 21th @ 6:30pm.
12. Adjournment
 1. Time: 7:41 pm