

07/28/21 Saddlecreek HOA Meeting

7:05pm: Matt officially starts the meeting

Introductions to Dennis Nagy (Briden Mandagement) and Board
Board member Ken announces he's not running for re-election
Paul & JJ are up for reelection and officially re-running
Joe & Matt introduce themselves, no re-election necessary

7:08pm: Matt starts meeting discussion and says we'll hold off trash until the end

Dennis reminds everybody of saddlecreeksub.com
Can find meeting minutes, budget, by-laws, etc.

7:10pm: Dennis notes we are attempting to re-start activities

4th of July bike parade, Easter egg hunt, pool is opened, etc

7:14pm: Pool

Matt replaced heating element, fixed the gate
Replaced the 911 call box
We have extra lounge chairs if needed
Ordering new equipment – additional chairs to sit in, umbrellas and possibly tables
Questioned if we should add an AED device – mixed reviews and somewhat shot down
Reminded that bathroom doors are supposed to remain closed at all times
Officially have hired and paid deposit for landscaping around pool and a few other areas
Replace trees, black diamond edging, tuck pointing on flower boxes at entrance,
Reminder to clean up around the pool

7:24pm: Start discussion on improvements

Pool parking was repaved
Pond maintenance and all ponds are chemically treated
Question: are all ponds being maintained? Feel some are also overgrown
Told to send inquiry and pics to Dennis

New Playground

Sidewalk path and pad for bike rack (rack just came in)
Question – can we add picnic tables (yes)
Contractor in place to re-grade/seed/sod along new path
Sprinklers – People were unaware where all sprinklers were from old contractors and management
Dennis has dug them out, identified and better control
Ordered 9 new trees
Street lights – 5 still not hooked up and continued battle with Lombardo over who is responsible. We have sought help from Lyon Twp. to help battle Lombardo over safety issue
Lombardo is expected to fix Windchase
Question: Asked about stretch of land by Trotter's and who owns it now (Lombardo or sub). Concerned about Trotter's crossing into the path. Trampoline concern about if somebody

were injured in the space and who would be responsible. (no specific answer other than continue informing dennis)

Added electrical – Shaya was not set up like Preakness with electrical. We're adding electrical and lighting along boardwalk that will operate on a photocell

Snow removal – asked if people would want to pay more for a different company. No real feedback. Also informed that we are seeking quotes to clear the pathway on Pontiac Trail

Question: Why pay for it separately when Oakland County has been coming faster.

Answer, we want to be handled as soon as possible and reminded that we started handling our own snow removal years ago before Oakland Co. was so quick to respond.

Lightning handles common cutting bi-weekly and weeding once per month. Thanked neighbors that are assisting themselves with weeding

7:53pm: Trash

Area wide issue

Signed a 3 year contract in March

Force Majeure preventing us from filing breach of contract

6 month buyout + costs of equipment pickup + potential legal fees

Reminder that trash bins are not to be placed outside

Duncan disposal is allegedly back in business. We have reached out. They were previous vendor that sold to Rizzo which eventually went out of business to GFL. Duncan is \$24/house (currently pay \$18/house)

Question: Can the Board please post critical info to FB? Such as that we have been in communication with GFL or similar – Yes we will attempt better communication

Questions: questions regarding what might constitute lack of service? Can we prove we aren't being treated like bigger contracts i.e. City of South Lyon contract? If they don't pick up for more than a day or so late, can we say that is beyond expected delays due to circumstances? Answer is that we believe all of it will fall under this clause in the contract. Additionally, unsure that we are being treated better or worse than other clients/contracts

8:03pm: By-laws

Noted we're working on them and it's a large legal process and time consuming

Discussed Generators as an example of rules that need to change

Questions/comments: belief we could amend without legal process. Noted we can add to things not covered but can't just change a by-law without 2/3 majority vote. In order to vote, must make sure amendments is legal and approved by Board.

Question: what does the Board do if somebody violates a rule or ignores getting approval? No real answer given other than we appreciate those following the by-laws and request people don't take matters into their own hands

8:27pm: Financials

Ken reminds they're online. His the big items – trash, pool & lawn/snow

Explained our reserve study and how much are in reserves

8:30pm: Elections

Kevin Kicinski, Scott Henderson, and Tom Kasper are new participants for Board election
Paul & JJ say they'd like to be reelected
Election Results: Tom, JJ & Paul win