**Annual Meeting of the Deer Ridge Home Owners Association
February 27, 2017**

The annual meeting of the Deer Ridge Home Owner Association was held on Sunday February 27, 2017 at the Dale Township Community Center.  Thirty eight homes in the subdivision were represented by approximately 50 attendees.   The meeting was held from 1:00 pm until 3:45 pm, and was presided over by HOA president Schuyler Schupbach. **​**  **Topics Discussed were:

Deer Ridge 2016 Expense Report**Dues for the 2016 budget year were $450 per home, with 100% compliance by homeowners. Total amount of expenses in 2016 was $32,553. On 1/1/17 the carry-over funds were $20,894. After January and February bill payments, the current balance is $17,974.  **Pending Questions**Two questions that did not receive action, but were discussed by the members included:Should we continue to pay for each home to receive chlorination tables by a vendor each month? Should we continue to pay for pond treatments each year?  **EPA Compliance Issue**A brief review and overview of the issues with current septic systems in the Deer Ridge subdivision was provided.  The sand filter systems that each home has will not meet the current standards in place today. On September 15, 2016 the U.S. EPA sent an Administrative Order to the Deer Ridge HOA enforcing the clean water act and requiring the HOA to be in compliance.  The board has had three teleconference sessions with board members, Illinois EPA and US EPA representatives.  Through these discussions, the EPA is seeking a detailed plan of action that will bring the subdivision into compliance. “Have we had a response to the sept order?  We have had three conference calls with the EPA to discuss possible solutions, and the expectation of the EPA is that we are to provide possible solutions.  We have told the EPA that we are looking for any and all that are possible.“What has been the tone of the conversations with the EPA?”  The tone has been good, they seem to understand our plight, and have made statements to the effect that they don’t know of a common solution.  However, they are still requesting that we come into compliance.“Can we work with the townships or city of Bloomington to take our wastewater?”  There is not a mechanism with the township to support this type of support.  The city of Bloomington does not plan to include our subdivision in its expansion plans for several years.  Plus, the BN water reclamation district’s permits do not include our subdivision in its support footprint.  We would have to pay for the EPA changes to their support area in order to be able to have the waste water sent to them.“What are our options? Should we dissolve the HOA?” The board will look into this with a lawyer?“Does the EPA monitor single home outfalls or only the multi-home outfalls?”  The EPA monitors the multi-home outfalls only.“What are the items that we are in violation?” Too much Ammonia, nitrogen, and fecal.  The board provided three possible options to attempt to bring the neighborhood into compliance with the Illinois and US EPA.  Those three options are:Algae Wheel, Bio Barrier, and Individual Home Septic Systems with seepage fields or Illinois mounds.  Each solution was discussed with costs and for each solution provided.  **Algae Wheel** would require the collection of all outflows and the effluent be pumped to and treated at a common site.  The Algae wheel would process the waste water and pump the treated water into the pond.  This would be one outfall that would be tested and reported to the EPA.  At this point it is not certain that the Illinois EPA will grant a permit to build this type of solution.  Cost to build the treatment plant and the infrastructure to carry the waste water to the treatment plant would exceed 2 million dollars or $23,000 per household. “Would there be ongoing costs with this system.” Yes, there would be continued testing of the water from this process, we would have to pay a licensed operator and there would be ongoing maintenance and repair costs. **Bio Barrier**is a system that would be installed at each individual home.  The system is an updated septic system with an enhanced filter and seepage technology.  The advantage to this system is that the seepage area is significantly smaller.  Based on the number of bedrooms in a home, the seepage area could be as little as 60 square feet.  This is a solution that would be the responsibility of each home owner to purchase and to maintain.  The cost for each system is estimated at $25,000 - $30,000.“Would there be maintenance for the Bio Barrier system?”  Yes, there would be yearly maintenance for the system to clean filters, replace pumps or broken parts estimated at $250 per year. **Individual Home Septic Systems with seepage fields or Illinois mounds**would be installed at each home and would be the responsibility of each homeowner to install and maintain.  The type and size of seepage field will depend on the amount of land available and the type of soil at each home.  If a home has sufficient space and the soil type will support it, a conventional seepage system would be installed. (This is not expected to apply to very many home in the subdivision).   If there is not enough room or the soil type will not allow for sufficient drainage, an Illinois raised filter bed would be installed.  The Illinois raised filter bed could be as much as 4 feet on top of the current soil and will vary in size from 1,200 to 1,500 sq ft.
 Litwiller excavating worked with a soil expert to access four homes in the subdivision.  Three of the home would require the Illinois bed and one had the soil and space available to support a conventional seepage field.Rough estimates are based on the number of bedrooms per house. See the attached estimate from Litwiller Excavation.

3 bedroom home         $5,000 to 11,700
4 bedroom home         $5,500 to 12,800
5 bedroom home         $6,500 to 14,200
6 bedroom home         $7,400 to 14,900“Will the current tank need to be replaced?” It depends on the several issues.  The size of the house the seepage field and if an aerobic treatment process is needed.  The raised filter bed (Illinois Mound) requires the aerobic treatment and a new septic tank.“Do I have to use the contractor that came to the meeting?”  No, you will have the option to choose your vendor, but there may be date that all work must be completed by.“Can I go ahead and install my own system and remove myself from the EPA issues?”
 “What type of plants can I grow over and around the mound?”  There should not be any plants or trees on top of the mound, only grass.  You can place some plants around the mound that do not have extensive root systems.  The contractor can provide a list of appropriate plants that you can use. **Additional Questions**“How do we ensure that all homes have stopped discharging into the ponds?”  We are trying to identify this process but, it could require the HOA to cap each outfall.

“Should we disband the HOA?” The board will research this option and identify the possible ramifications to doing this.  **Board Action**A motion was made by homeowner Tom Maere to set the annual HO dues to $600.  The motion was seconded by Neil Sappington.  Motion was passed by voice vote.

Dues were increased to $600 to cover anticipated, possible, and/or unexpected costs related to resolving the EPA/IEPA issues.  2017 dues are being processed, and will be mailed to homeowners in March. Payments will be due in April.

There was no further business so the meeting was adjourned at 3:45 p.m.