

Arbor Hills Annual Meeting

Clague Media Center-October 24, 2013

Board Members Present: Ig Justyna President, David Finnegan Vice President, Carla Charlebois Treasurer, Jill Kulhanek Secretary, Vance Allen Director

Management Company Present: Your Peace of Mind, Glynis McBain President, Jake Freeland Community Manager

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- 6:30-7:45 Check In
- 7:45-7:50 Call to order a quorum was reached with attendance and proxies totaling 161
- 7:50-8:00 Board members introduced, YPM introduced, Attorney for AHCA Maria Harshe Introduced.
- 8:00-8:10 October 2012 Annual Meeting minutes read by Secretary Kulhanek approved verbally, motion Jim Monet, 2nd by Elaine Kennedy
- 8:10-8:30 2013 Year in Review President Ig Justyna
- Open Meetings, Newsletters, and Community Dialog were Instituted
 - Consecutive open meetings with BoD August, September, October
 - Open Email Questions to the BoD
 - Google Group opened to the community
 - Facebook page was set up by Heather Finnegan and Rochelle Noël

- Aesthetics Committee was created and a survey was created for Inspections
- Ice Cream Social and Music in the park
- Halloween Parade organized by Mary Manthey
- Operations-Detention Pond Cleaning scope and clarification meeting
- Curb repairs 252 linear feet, contractor Mason Masonry, private Residents will also have the option for work to be done by Mason Masonry
- Removed/replaced two light photo sensors by BoD no cost to Asso.
- 2 Rocks added to service drive off Ashburnam due to damage by City Trash and Recycling trucks
- Trees trimmed back on Ashburnam by BoD no cost to Asso.
- Decision Matrix Developed by Vance Allen in search for new Management Company
- New bids for contracts, snow, landscaping, mowing
- Special Meeting called to recall BoD

8:30-9:00 2014 Budget Presented by Treasurer Carla Charlebois

- No Increase in dues for the coming year
- Extra or left over monies go to the reserve fund
- Reserve balance to go for capital projects i.e. replacing roads
- Budgeted repairs, some of the repairs were budgeted for and not Needed, i.e. storm drains, and some repairs MMI wrote checks out

Of the wrong account. (Corrected with YPM)

-Administrative budgeted \$19,000 for MMI only used \$7200.

Some of the savings was not paying for inspections that were not

Done throughout the year by MMI.

-Discussion was had on the reserve account and keeping the reserve

Account intact for up and coming capital expenses, and if the reserve

Account is not kept intact a special assessment could be assessed to

Each residence to pay for the expenses.

-Motion to approve budget Sherry Fountain, 2nd Chuck Daniels

Approved

900-920 Presentation of Nominees-Elaine Kennedy, Elena Levin, Zhenlin

Liu, Ig Justyna, Collin Ross, No nominations or writes ins

900-950 Ballots were cast and counted by the Inspector of Elections-Glynis

McBain. New Board Members Collin Ross, Elena Levin, Zhenlin Liu

955 Meeting adjourned