
AHCA BOARD MEETING MINUTES FEBRUARY 23, 2022

Wednesday, February 23, 2022: 7:00 – 9:00 PM - Meeting via Zoom web conference
Board Members in attendance: Carla Charlebois, Thomas Edwards, Sherri Fountain, Ig Justyna, Don Triveline
Management Representative: Adria Willer, Casa Bella Management

Review and Approval of Previous Meeting Minutes

- ❖ October 28, 2021 Annual Meeting, November 14, 2021 and January 26, 2022 Board meeting minutes. (5 min)

All of above sets of meeting minutes have been approved by the Board and are posted to Casa Bella's and the Arbor Hills websites.

Financial/Legal/Administrative

- ❖ Casa Bella Management report
- ❖ Monthly inspection (15 min)

Adria's most recent inspection took place on 2/27/22. Primary violations noted include: improperly stored trash, recycling, compost bins; Christmas lights still on houses; algae on vinyl siding. The Board agreed not to fine, but to remind co-owners to store trash bins via a message on the yellow sign board. A concern was raised; however, about a number of co-owners who **never** store bins out of sight despite multiple notifications to do so. Our next newsletter will include reminders about trash bins and removal of Christmas lights. Removing Christmas lights promotes long life of the lights. There are 10-12 co-owners who have not taken action to correct violations dating back to March 2020 nor have they contacted Casa Bella or Board to request extensions to address violations. The Board authorized Casa Bella to impose fines on these co-owners (3rd fine - \$100) on March 1, 2022. The Board further agreed that a July 1, 2022 deadline will be communicated and imposed on 4-5 co-owners who have contacted Casa Bella or the Board to request additional time to address long-term violations. If these co-owners have not addressed violations by July 1, 2022, they will begin to be fined. At the March Board meeting, the Board will determine how fines will be handled going forward from March 1, 2022 for the remaining 10-12 people – those who have not contacted us. The Board discussed imposing an additional \$100/month on April 1, 2022, but tabled a decision until the March meeting.

- ❖ Legal report (5 min)

Our collections policy was reiterated: Collections action by our attorney will not be initiated on a co-owner until the co-owner's account is \$1000 or more in arrears. Discussion about 123Net Agreement will occur later in the meeting.

- ❖ Financial reports, CD update (5 min)

Adria reported that one (1) of the CD accounts held with Community Financial matures 3/17/22. The Board needs to take action to determine how to reinvest this money before the CD automatically rolls over at below-industry average rate of return. The Board requested additional information about CD rates we can consider prior to the March 17 deadline. Adria will research and provide these.

- ❖ Treasurer's report: Year 2021 (10 min)

Discussion about tax bill for 2021. About \$4,000 in interest income from CDs and Money Market account. In addition to the regular deposits to Reserves each month during 2021, an additional \$13,600 that was saved in the budget from 2021 will be deposited into Reserves for 2022.

Alteration/Modification Requests

- ❖ Alteration/modification submission/actions: (5 min)

No new Alt/Mod requests at this time.

New Topics

- ❖ Evaluate the ongoing need to maintain the solar street light (5 min)

The solar streetlight on Aldwych Circle was recently restored to working order. It's relatively expensive to maintain because batteries, which currently cost about \$168 x 2 + tax, have to be replaced every 2-3 years. Brightness of this light is not as good as other streetlights in the neighborhood. In view of these issues, there was a brief discussion about letting the light go dormant the next time the batteries run out. The Board ultimately agreed to maintain it in the interest of safety along Aldwych Circle.

- ❖ 123Net Agreement (5 min)

Three to four co-owners have inquired about whether it would be possible to allow 123Net to establish/install high speed internet service in Arbor Hills. Due to a potential conflict of interest associated with a prior agreement signed by a previous Board with Comcast/Xfinity, the current Board took care to seek a legal opinion about the feasibility of permitting 123Net to provide service within Arbor Hills. Our attorney advised the Board that 123Net may be permitted to establish/install service here; however, it would be illegal for AHCA to advertise, market or promote this service to AHCA co-owners. Sherri raised a new concern about how the installation of 123Net lines might affect the yards of co-owners who may not be interested in subscribing to 123Net. Ig agreed to follow up on this issue with 123Net and report back to the Board.

Open Board Issues

- ❖ Speeding Issues Work Group, Masato Nishioka (5 min)

Ig has followed up with Masato and has not received a reply. Ig will reach out to Masato again.

- ❖ AHCA Web Site status (10 min)

AHCA's website has been reset, thanks to the efforts of Doug Perlin and Ig. The web address is:

<http://arbor-hills.org>

- ❖ Treatments/care for front entry island trees (10 min)

Estimates have been obtained for fungicidal treatment and fertilization of the new front entrance trees. Clarification is needed on a couple of items related to these estimates. Sherri will follow-up and report back to the Board via email.

- ❖ Spring (wet season) pond/storm water system evaluations by contractor (10 min)

Casa Bella was charged with identifying 2-3 companies to perform this work. Adria has sent out some emails to potential contractors. She will have estimates for us by our next meeting. The Board discussed the importance of this evaluation taking place during the wet spring season when water levels might be at their highest level.

- ❖ Determine TruGreen treatment for pavement/curb weeds (10 min)

Two applications have been proposed for weed control at the curb lines (between asphalt and curbs) – one treatment in early spring (pre-emergent) and another in August. There are concerns about going over budget (\$1500) on this item. Two treatments would cost \$1155 each x 2 = \$2310. Tom will contact TruGreen to inquire about whether we could cancel the second treatment before August if we determine there is little or no need for the second treatment. It was noted that TruGreen needs to be reminded to put out staked signs advising co-owners to keep pets off the grass at the time of treatment.

- ❖ Front entrance sign punch list for Huron Sign (5 min)

Adria has followed up with Jim Anderson at Huron Sign to request stainless steel screws and additional paint work. She has not heard back from him. Ig will adjust floodlight to provide clear lighting of the side from the east side. If light can't be moved, then Ig will trim the low bush that is blocking the light.

- ❖ Timing for next newsletter (5 min)

Sherri agreed to write a newsletter within the next two (2) weeks for review by the Board.

❖ Other miscellaneous items (5 min)

Concerns were raised about unleashed dogs that are allowed to run loose through co-owners' back yards and that are defecating all over the place. This issue will be mentioned in the next newsletter and posted on the yellow sign board.

At a previous Board meeting, a question was raised about whether anyone had noticed a reduction in water pressure. A couple of Board members have recently noticed a change. Ig will notify the City about this issue and inquire about how it can be addressed.

Tom recently repaired white rail fence along Green Road.

It was noted that an orange extension ladder has been lying in a co-owner's yard at our front entrance for some time. Adria was asked to notify the co-owner to remove it. The "fence" that has been installed in the back yard at the same address also needs to be evaluated for compliance with our bylaws.

Place Holders for tabled Topics

- ❖ Spring evaluation of road surface for minor (cold patch) repairs/evaluation for road testing
- ❖ Install mail stand metal post guards as required

Next Meeting

- ❖ Adria requested a slight change to our scheduled Board meeting March 23, 2022. The meeting will take place at 7:00 p.m. on Tuesday, March 22, 2022 instead.