
AHCA BOARD MEETING MINUTES

MARCH 21, 2023

Tuesday, March 21, 2023: 6:00 PM – 8:00 PM

Board Members in attendance via Zoom: Carla Charlebois, Thomas Edwards, Sherri Fountain, Ig Justyna, Don Triveline

Management Representative: Emily Whiting, Casa Bella Management

Approval of Previous Meeting Minutes

Board Meeting Minutes, all minutes are reviewed/approved and posted. (1 min)

Financial/Legal/Administrative Overview

Casa Bella Management report

1. Neighborhood visit report (20 min)

Last inspection by Casa Bella was on Wednesday, March 8, 2023

Over 30 homes “really” need power washing – on sides and backs. The Board voted unanimously to have Emily send friendly letters to these folks. Emily will send list to us as well.

Add need and June 30, 2023 deadline to complete power washing in next general newsletter. This is the same deadline that Emily has communicated in letters to individual co-owners. Some people have already received letters citing extensive mold on the fronts of houses.

Emily will also send a friendly letter to co-owners who still have Christmas lights up with a deadline to remove by April 1, 2023.

2. Legal report (5 min)

Two (2) co-owners' accounts have been sent to Collections. These outstanding account balances exceed \$1000.

3. Financial reports, (15 min)

A new CD has been established with Community Financial Credit Union (CFCU) with transferred funds in the \$127,286.48 when the previous CD matured on 3/17/23. The new CD is for 13 months at the rate of 3%.

Treasurers report: (15 min)

4. Board requested a report comparing budgeted expenditures to actual for 2022

The Board requested a year-end reconciliation. Emily will send that to us tomorrow. An inquiry was made about the invoice from Vedder Electric for the light replacement on Cromwell Road. Ig expressed a concern about the amount we had to spend recently on ice treatments. Emily will follow up on these items.

Alteration/Modification Requests

Alteration/modification submission/actions: (1 min)

Nothing pending at this time. Brief discussion about the need for submittal of Alt/Mod requests if landscaping projects may alter existing drainage/runoff or in event of significant re-landscaping that may impact neighboring yards or noise levels.

Board Topics

Discuss concern filed by co-owner on Kilburn Park Circle re: overhanging tree(s) in common area and related matter of yard encroachment into wetland. (15 min)

A certified arborist from Arbor Tree will be evaluating common area trees on the morning of 3/22/23. Special attention will be paid to the area behind a home on Kilburn Park Circle and Buckhorn Court.

Discussion about whether our attorney should offer a legal opinion about a co-owner's fence that extends 10 feet beyond the back property line and into wetland. The Board voted unanimously to seek a legal opinion about this issue. Ig will forward a copy of the original Alt/Mod Request form and permit to Emily for forwarding to our attorney.

Discuss the number of missing street trees at multiple addresses and street trees removed due to ice storm damage. These trees will also be evaluated by the arborist on 3/22/23. (15 min)

5. 3390 Cromwell-missing ** (Already received friendly letter)
6. 3412 Ashburnam-missing** (Already received friendly letter)
7. 3416 Ashburnam-missing** (Already received friendly letter)
8. 3408 Bayswater-missing** (Already received friendly letter)
9. 3404 Cromwell Ct. – Large dead tree at vinyl fence line is threatening the vinyl fence. (Already received friendly letter, but co-owner requests certification from an arborist that tree is actually dead and presents a risk to the fence)
10. 3421 Strand-missing – Needs friendly letter
11. 3409 Strand-missing – Needs friendly letter
12. 3232 Dunwoodie – Tree missing, ice damage – Needs friendly letter
13. 3240 Dunwoodie – Tree missing, ice damage – Needs friendly letter
14. 3239 Kilburn – Tree missing, ice damage – Needs friendly letter
15. 3120 Kilburn – Buckthorn at front curb/street needs to be removed – No response to two (2) letters.
16. Corner lot at Earlmoore and Cromwell Road - Severely ice-damaged pear tree
17. Other trees damaged by ice and snow storms. Trees in common areas as well as street trees and fallen trees in pond areas will be evaluated by the arborist. Once the arborist's report is reviewed by the Board, priorities will be set for removal/replacement of trees.

Discuss vehicle parking at the intersection of Kilburn and Ashburnam and parking at entry. Determine next steps such as possibly marking curb for no parking. (15 min)

The Board discussed various alternatives for relocating the school bus stop as well as the AATA bus stop. Although several ideas were discussed, for now, we will continue to monitor the situation, which seems to have improved since the Ann Arbor School Board/Transportation sent a letter to parents of school children who ride the bus.

There is a continuing concern about a car that is routinely parked in front of 3120 Kilburn Park Circle. It blocks the sight line for drivers heading west on Ashburnam and who are preparing to turn left or right onto Kilburn Park Circle. The Board recommends that the owner either park the car in the driveway or garage. If this is not feasible, then the owner should be directed to park the car along Ashburnam Drive – several yards back from the intersection of Ashburnam Drive and Kilburn Park Circle. Emily will send a friendly letter about this.

Discuss Budd snow plowing and ice treatment performance. (10 min)

Ig reported that Budd's pushed snow onto the ramps next to co-owners' homes. Budd called and spoke with Ig about this. Budd's is facing staffing shortages. Reminder that we need to sit down with Budd's every snow season about instructions for plowing and storing snow. The route to the bus stop was blocked. Budd should also be advised to stop dumping snow into our landscaped beds.

Tabled Topics

Cold patch repairs to pot holes in the streets need to be performed. The Board will address this when the weather gets warmer. Ig will apply the cold patch with an "assist" from Carla and Thomas.

Yellow Sign Board: Announce "Time for Spring Clean-up" once the weather warms up.

Next Meeting

Board Meeting, April 26, 2023 via Zoom, 6:00 p.m. – 8:00 p.m