
AHCA BOARD MEETING MINUTES

APRIL 27, 2022

Wednesday, April 27, 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 (absent).

Management Representative: Adria Willer, Casa Bella Management

Review and Approval of Previous Meeting Minutes

March 22, 2022, Board meeting minutes (5 min)

Approved and posted.

Financial/Legal/Administrative

Casa Bella Management report

1. Neighborhood inspections, report of April 14 (10 min)

Requests for waiver of previously charged fines for failure to address 2+ year-long violations have been submitted to Casa Bella for review by the Board. One home, located on Ashburnam, was re-inspected by Adria for the purpose of determining the extent of trim that might need repainting (as cited in numerous violation letters). The Board voted to have Casa Bella notify the co-owner that he has until July 1, 2022 to repaint the trim. Casa Bella will also notify the co-owner that between now and July 1, 2022, additional fines will be suspended; however, there will be no waiver/refund of fines posted to the co-owner's account as of this date.

Another co-owner on Strand notified Casa Bella that algae/mold (previously cited in numerous violation letters) was cleaned off as of 4/17/2022. The co-owner has requested a waiver/refund of fines previously posted to his account. The Board voted "no" because the co-owner made no contact with Casa Bella or the Board prior to fines charged to the account.

2. Legal report (5 min)

At the end of February 2022, AHCA's attorney mailed "Demand/Collections" letters to four (4) co-owners who are more than \$1000 in arrears on HOA dues and/or fines.

Each co-owner was asked to respond to the "Demand Letter" within 30 days. To date, none of these people has responded to our attorney. AHCA's attorney subsequently placed liens on these four (4) homes in Arbor Hills.

3. Financial reports, (10 min)

20 people still haven't settled up with their accounts.

Treasurer's report: (5 min)

Budd's – Final installment in the amount of \$1000 for ice treatment was paid by Casa Bella.

Green Street Tree Care/Lotus Scapes invoice for fertilization of front entrance trees is being corrected and is in process. It will be combined with the pending invoice for spraying the trees for fungus.

Alteration/Modification Requests

Alteration/modification submission/actions: (5 min)

1. Two (2) requests were recently processed and approved.

Open Board Issues

1. 3235 Kilburn sump water overflow issue. Need quote from Perimeter. (10 min)

There are two (2) issues – the owner’s line appears to be plugged and AHCA’s line appears to be plugged. The co-owner is assuming the cost of repair will be handled by AHCA. This may/may not be appropriate depending on what Perimeter finds. Ig was present at an on-site review by Perimeter on Tuesday, 4/26/22. Perimeter rep did come out on 4/26/22. Subsequently Perimeter declined to bid the work citing no available workers.

2. Spring (wet season) pond/storm water system evaluations bids from contractors (10 min)

(Washtenaw Engineering, 4 visits, \$1,650), (Rowe, \$7,800), (Spicer – Will be meeting with Board reps at Ig’s house at 10:00 a.m. on May 3.)

3. Results of road surface for minor (cold patch) repairs/evaluation and for road testing. Tentative decision...road replacement will be in 2024 and testing 2023. (10 min)

Ig is going to coordinate the cold patch pothole repair effort. Ig will bring equipment and will be done when weather clears in mid-May.

There was discussion about pavement resurfacing and whether it would be prudent to seek an informal assessment of the condition of our pavements this spring for the purpose of determining an appropriate time to evaluate/test our pavements and an appropriate time to repave in the future. The majority of the Board agreed this would be a good idea. Sherri will contact SME and G-2 (consulting engineering firms that have specialty groups in Pavement Engineering and who have previously provided AHCA with estimates), to arrange for informal site walk-through and visual observations of our pavements.

4. 123Net Agreement, were interested parties notified that Board taking no action (5 min)

Sherri will prepare a response, based on feedback received from other Board members, and send to Adria for distribution to those who inquired about 123Net services.

5. AHCA Web Site, Board group email status (10 min)

Ig continues to encounter problems incorporating each Board member’s email into a single “AHCA Board” email address. He will continue to explore options. In the meantime, all co-owners should direct questions/concerns to Casa Bella.

New Topics

1. Aldwych Circle solar street light replacement. (5 min)

Mark at Vedder has been consulted about options for replacing the solar street light located at the back of Aldwych Circle. The street light pole snapped off and blew over during a March 31 wind storm. The Board voted against a solar light and has opted for an LED light on a shorter pole that would fit on top on the existing concrete cylindrical base. Farmer’s Insurance has contacted Ig re: our insurance claim. Ig referred Farmer’s Ins. to Mark at Vedder. Two (2) Board members raised concerns about whether it would be a good idea to secure the replacement street pole to the existing concrete pedestal versus installing the replacement pole in a nearby location. Ig will follow up with Vedder on these issues.

2. Street sweeping. (5 min)

Adria will contact our street sweeping company right away, so debris is cleared up prior to TruGreen’s visit, which is anticipated around mid-May. This is urgent!

3. Budd’s repair of snow plowing turf damage. (5 min)

Adria will contact Budd’s right away to ask them what they need from us to determine turf areas that need repair. (Ig subsequently conducted a visual inspection of damaged areas and prepared and provided a damage location diagram to Budd’s.

4. Budd’s Lawn care snowplowing bid. (5 min)

Our current 3-year contract for snow removal ended 4/15/2022. We need to collect 3 bids for snow removal service. Adria will obtain a bid from Budd’s sometime soon (as opposed to waiting until the fall). In addition, she will obtain two (2) additional bids.

Place Holders for tabled Topics

Install mail stand metal post guards on 11 posts

Ig found material for this - \$100 material cost. Work will be completed this spring/summer.

Spring fungicide treatment of front entry island trees

The initial deep root fertilization treatment has been applied. The Board has been advised by Green Street Tree Care/Lotus Scapes that fungicide spraying will take place once leaves have fully unfurled and weather is appropriate for spraying – probably sometime in mid-late May. (Sherri later confirmed spraying was scheduled to take place Wednesday, 5/11/22.)

Mosquito dunks

Ig is going to purchase additional dunks this year -- 600 dunks. The price has gone up. Ig will coordinate the schedule and volunteers to apply the dunks.

Front entrance sign punch list

Adria reported that she actually made contact with a rep. from Huron Sign a couple of weeks ago and they agreed to send someone out to address front sign punch list items as soon as the weather warms up!

Next Meeting

Wednesday, May 25, 2022, 7:00 p.m.