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## AHCA BOARD MEETING MINUTES MAY 25, 2022

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Wednesday, May 25, 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

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### Review and Approval of Previous Meeting Minutes

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- ❖ April 27, 2022, Board meeting minutes (5 min)  
Minutes approved (with edits) and ready for posting.

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### Casa Bella Management report

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- ❖ Neighborhood visit report of **May 19, 2022** (15 min)  
Adria provided a list of neighborhood inspection items to the Board this week. The Board requested a list of co-owners in violation dating back to March 2020, so we can distinguish previously-cited co-owners who have not addressed violations (and who have not contacted Casa Bella to request additional time to resolve outstanding/old), from co-owners with “new” violations.  
Lawns in violation – Adria will conduct next inspection on June 2, 2022. Those co-owners who are found to have grass more than 6” in length will receive a “friendly reminder letter” citing AHCA’s policy regarding lawn mowing/maintenance.
- ❖ Legal report (10 min)  
In keeping with long-standing policies outlined in AHCA’s bylaws, legal/collections proceedings have been initiated on four (4) AHCA co-owners whose accounts are significantly in arrears.
- ❖ Financial reports, (10 min)  
A review of the P & L statement revealed an additional charge of \$800 from our insurance company. It’s not clear whether this represents additional money owed by AHCA or a refund. Adria will follow-up on this.
- ❖ Treasurer’s report: (5 min)  
Nothing to report.

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### Alteration/Modification Requests

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- ❖ Alteration/modification submission/actions: (5 min)  
None submitted.

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### Open Board Issues

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- ❖ 3235 Kilburn sump water overflow issue (Owner’s line plugged, AHCA line plugged). Need for additional cleaning of outflow area. (10 min)  
The AHCA line has been unplugged by Board members, but this area still needs more work. (The path leading up to the mouth of the channel has become overgrown and filled with debris.) Ig, Carla and Thomas dug out and uncovered the pipe and cleared out the pipe.  
Three (3) perforated risers need work. (They are full of debris and retaining too much water) -- Pond B, Pond G, Pond H and in the wetland area near Pond D. Expense for making needed repairs should come out of the Reserve Account. Ig recommends we wait until we get the engineering report re: stormwater system issues before determining next steps.
- ❖ Spring (wet season) pond/storm water system evaluation bids from contractors (Washtenaw Engineering, 4 visits, \$1,650), (Rowe, \$7,800), (Spicer \$30,000) (10 min)  
The Board voted unanimously to hire Washtenaw Engineering to perform this work. Adria will contact Washtenaw and schedule the work.

- ❖ Road repairs, cold patching completed. Tentative decision, road replacement will be in 2024 and testing 2023. Free evaluation/consult for road testing (Sherri). (10 min)

Ig and his wife, Candy, and Thomas did cold patching on approx. 10-15 potholes.

Sherri will arrange for a pavement engineer to visit Arbor Hills on 6/14/22 (Time TBD -- late afternoon/early evening) to conduct an informal visual observation of our pavements for the purpose of providing guidance regarding timing of testing and replacement.

- ❖ 123Net Agreement and Comcast Contract (5 min)

A copy of the contract that was signed between a previous Board and Comcast will be posted on the AHCA website. This was discussed and agreed upon by the Board because it is a contract that affects all AHCA co-owners. Co-owner inquiries about the contract should be directed to Adria at Casa Bella; she will refer interested parties to the Arbor Hills website.

- ❖ Aldwych solar street light replacement. (5 min)

Ig is following up with the insurance company re: AHCA's claim for replacement of the solar street light located on Aldwych Circle that blew over and snapped off its base. It appears AHCA will not be reimbursed by the insurance company for the cost of replacing a solar light. Ig is going to follow up with the insurance company and Vedder Electric to coordinate replacement with an LED streetlight. Ig will keep us posted.

- ❖ Street sweeping and TruGreen weed treatment. (5 min)

Adria will follow up to confirm schedule for street sweeping. This needs to take place immediately, so it precedes TruGreen's upcoming weed control application in June.

Adria will call TruGreen to ensure their initial, 1<sup>st</sup> application is scheduled to follow street sweeping. Sherri will post an announcement on the yellow sign board re: removing vehicles from the street the day the street sweeper and TruGreen are scheduled to come to Arbor Hills.

- ❖ Mosquito dunk first application schedule. (5 min)

It's time to perform the 1<sup>st</sup> "dunking" application. Ig will mentor Carla and Thomas about how to do this work.

## New Topics

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- ❖ Front entrance sign punch list status. Still waiting for Huron Sign rep. to show up.
- ❖ Trimming trees/bushes that cross property lines was discussed. There was general agreement that this is something that needs to be discussed and resolved between individual co-owners.
- ❖ The Board agreed that street trees, which are the responsibility of each co-owner, must be replaced within a "reasonable" time period, generally within 3 months.
- ❖ The need for an "Open Meeting" for all co-owners/residents was set for June 22, 2022.

## Place Holders for tabled Topics

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- ❖ Install mail stand metal post guards on 11 posts.
- ❖ AHCA Web Site, Board group email.

## Next Meeting

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- ❖ **Wednesday, June 22, 2022.**

This will be an open, outdoor meeting from 6:00 p.m. - 7:00 p.m. (BYOC) followed by a regular Board meeting in Kilburn Park.