
AHCA BOARD MEETING MINUTES

Wednesday, July 27, 2022: 6:30 – 8:30 PM – 3460 Ashburnam

Board Members to attend: Carla Charlebois, Thomas Edwards, Ig Justyna, Don Triveline

Board Member excused: Sherri Fountain

Management Representative: Adria Willer, Casa Bella Management

Review and Approval of Previous Meeting Minutes

- ❖ June 22, 2022, Open Board meeting minutes: Tabled, pending the written minutes.

Financial/Legal/Administrative Overview

- ❖ Casa Bella Management report
 - Neighborhood visit report of July 14: Board discussed the recurring and unanswered responses for four residences and decided to proceed with issuance of fines.
 - Legal report: Confirmed that one case of unpaid dues that was in legal has been resolved with a payment plan from the co-owner.
 - Financial reports: Reviewed and no anomalies noted.
- ❖ Treasurer's report: Board will begin to gather data to prepare 2023 budget for Annual Meeting.

Alteration/Modification Requests

- ❖ Alteration/modification submission/actions: None were submitted or in process of approval.

Board Topics

- ❖ Kilburn Park sump water overflow issue: Horton Plumbing was contracted to excavate the 8 inch common element sump pipe. A previous examination determined that it was clogged. Horton excavated 50 feet of the clogged line and replaced it with a new line as well as installing a catch basin at the location. During a review of water flow from the 8 inch line it was determined an additional 20 feet of line should be added to facilitate drainage into the common area spill way. The total cost for the repair was \$11,500.
- ❖ Hydraulic oil spill and City response: On Wednesday, July 20, a City waste or recycling truck had a hydraulic oil leak which was spread from Buckhorn to west and south onto Dunwoodie. Ig Justyna reported the environmental spill to the City that afternoon. City staff responded by coming to the site and placing absorbent onto the road. The City didn't come back to pick up the contaminated absorbent until Tuesday July 25. This allowed vehicles to drive on the absorbent, crush it to powder, and spread the contaminated absorbent even further on the roads. Rain fall on Sunday July 24 washed a large amount of the contaminated absorbent into AHCA street storm water drains and into our detention ponds. Ig Justyna contacted Ward 2 city council person Kathy Griswold via an email on Sunday describing the event. The City's response to the spill was not timely and corrective measures inadequate. Ms. Griswold forwarded an email from City in which it was stated the poor response was due to miscommunication amongst City staff.
- ❖ Pond/storm water system inspection by Washtenaw Engineering, 4 visits: The Board expects to receive the first report in August.
- ❖ Discuss street repair/overlay timing considerations. There are concerns about the escalating costs for road replacement. There is consensus to continue to perform maintenance to the roads such as cold patching and crack sealing and evaluate year to year as an alternative to mill and overlay.
- ❖ Aldwych solar street light replacement: Tabled, no additional action at this time to place an LED street light at this location. AHCA will receive a payment of \$3,500 (\$4,000 minus \$500 deductible) from our property insurance company for the solar street fixture destroyed in a March 31st wind storm.
- ❖ Mosquito dunk applications, June and July completed: Board will apply mid-August treatment.

- ❖ Mail stand metal post guards on 11 posts: Carla and Ig reported that the post guards were installed and painted.

Tabled Topics

- ❖ AHCA Web Site, Board group email.
- ❖ Front entrance sign punch list status.
- ❖ Aldwych solar street light replacement.

Next Meeting

- ❖ Wednesday, August 24, 2022, 6:30 PM