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## **AHCA ANNUAL MEETING MINUTES THURSDAY, OCTOBER 28, 2021**

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October 28, 2021 Registration 6:00 p.m. – 7:00 p.m. Meeting 7:00 p.m. – 8:30 p.m.

Location – Thomas Edwards’ home -- 3353 Cromwell Road (Outdoors Shelter)

Current Board Members in attendance: Carla Charlebois, Thomas Edwards, Sherri Fountain, Ig Justyna

Management Representatives in attendance: Alex Stankiewicz and Adria Willer.

### **Call to Order and Proof of Meeting Notice**

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Alex Stankiewicz called the meeting to order following registration by meeting attendees. Proof of proper meeting notice was acknowledged. All co-owners received mailed copies of: the Notice of Annual Meeting, Nominating Petition, Proxy, and Election Ballot.

Ig Justyna introduced current members of the Board and welcomed everyone to the meeting.

### **Determination of Quorum**

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Alex reported that since 40+ people were in attendance at the annual meeting (in person) and there were over 50 proxies, quorum was achieved and the annual meeting could proceed.

### **Meeting Etiquette and Rules**

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Ig requested that everyone observe courtesy and meeting etiquette: raise hands and have one person speak at a time; hold questions until open forum; be respectful of one another.

### **Report of Officers**

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Ig Justyna, provided the President's report and discussed AHCA's Reserves and purpose/importance of funding the Reserves to ensure we have adequate funding for future, common element improvements/replacements such as roadway pavements. Ig mentioned the good news that we met our project goals for 2021 and still had more money set aside for Reserves at the end of 2021 than originally anticipated!

Carla Charlebois and Ig Justyna provided the Treasurer's report, which included a discussion of the Draft Budget for 2022. They also highlighted some of the major, anticipated expenditures for 2022. Ig mentioned that homeowner association (HOA) fees would hold at \$365 in January 2022 and July 2022. Ig also discussed AHCA's investment in various CD and Money Market accounts to maximize earnings on Reserve monies. (Alex confirmed, in response to a co-owner's question, that it would not be permissible to invest AHCA's Reserve funds in equities because of Condominium Association laws in Michigan and the potential volatility of the stock market.)

Sherri Fountain presented the Secretary's report and distributed a list of "Projects Completed by AHCA's Board of Directors – Fall 2018 through Fall 2021, which can be used as a reference for future maintenance on common elements. She stated that, although the Board is aware social media posts are commonly used and read by AHCA's co-owners, the Board will continue to follow its policy of responding to communications sent via email to Casa Bella and/or the Board. She encouraged all co-owners to contact the Board if they have concerns or have questions.

## Election for Board of Directors

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Announcement of Candidates. There were five (5) open seats due to the cancellation of last year's annual meeting due to COVID-19. The names of Thomas Edwards, Sherri Fountain, Ig Justyna, and Don Triveline (new) were on the ballot. Each candidate spoke for a few minutes about why he/she had decided to run for office. Additional nominations were strongly encouraged and solicited from the floor. No one else came forward to self-nominate or nominate others, so Carla Charlebois agreed to run again for office.

The combination of attendees and proxies resulted in votes (95 to 4) to re-elect all four (4) of AHCA's existing Board members: Ig Justyna, Sherri Fountain, Thomas Edwards and Carla Charlebois. Don Triveline is our new addition to the Board. Alex Stankiewicz officially announced the names of the new Board members for Arbor Hills.

## Open Forum – Questions from Co-owners in Attendance at the Meeting

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Question about Reserve funds and how they're invested. Co-owner asked whether these monies could be invested in equities (stocks) versus more conservative savings/investment vehicles like CDs and Money Market accounts. Alex confirmed, in response to a co-owner's question, that it is not be permissible to invest AHCA's Reserve funds in equities because of Condominium Association laws in Michigan and the potential volatility of the stock market.

Question about proposed pavement testing/evaluation and overall cost of repaving AHCA'S roads. Sherri shared preliminary estimates received from four (4) Pavement Engineering firms: Approximately \$10,000 for testing/evaluation; approximately \$850,000 – \$1.2 million for specifications development; mill/overlay; curb repairs/replacement; engineering project management.

Question about efforts AHCA has made to get our private roads changed to public roads. Ig discussed previous Boards' repeated efforts to convince the City of Ann Arbor to change our status. Despite these efforts and legal assistance, AHCA's status has not been approved for change.

Question about clearing snow and ice at Green Road and crosswalks. Ig clarified that the City has now assumed responsibility for clearing snow and ice from the new, lighted crosswalk at Green Road (northwest of AHCA's entrance).

Question about whether the Ann Arbor police will conduct patrols in our neighborhood. Since our roads are "private," the police will not routinely patrol Arbor Hills; however, they will come whenever called.

Question about why the annual meeting was not held virtually. Ig explained that the Board contacted companies about hosting a large-scale virtual, annual meeting. It would have been expensive to retain one of these companies to run the meeting and the Board felt holding an in-person meeting outdoors would be safe and more conducive to promoting good, open communication with co-owners.

Question about clearing trees in common areas and the City's nature areas that are adjacent to Arbor Hills. Unless a tree is threatening damage to people or property, a co-owner should not trim trees that are growing in AHCA's common areas. Trees that are growing in the City's designated nature areas must not be trimmed or cleared by our co-owners.

## Adjournment

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Ig and the rest of the Board thanked everyone for coming!