

Arbor Hills Condominium Association

March 2019 Board Meeting Minutes

Date: 3/14/2019, 7:00 pm

Location: Logan Elementary School - This was an open meeting.

Board Members:		Present	Absent	Residents	Unit
President:	Dennis Stom	X		Ig Justyna	159
Vice President:	David Wang		X	Jacques Germa	148
Treasurer:	Steve Hadrill	X			
Secretary:	Thomas Edwards		X		
Member at Large	Sherri Fountain	X			
Management Rep:	Alex Stankiewicz	X			
	Andy Kaczmarczyk				

Open meeting:

A. Call to Order & Roll Call.

B. Open discussion:

a. Streetlights:

- i. Ig inquired as to when the streetlight light near him, pole #33, will be repaired as it is cycling off/on.
- ii. The streetlight was reported cycling/turning off/on back in early February 2019. The Board policy is 4 months or when 3 streetlights have been reported out/having problems.
- iii. Discussed the need for the LED lights to be brighter and have more dispersion/direction to them, especially in Phase III where the streetlights are lower wattage and further apart from each other.
- iv. There are actually about 4 other streetlights seen to be cycling off/on, but not continuous. Board was already investigating brighter and more dispersed lights available, so the repairs were on hold pending the outcome of the investigation. Part of the investigation was also a response from DTE on the new rate adjustment.
- v. Vedder provided some quotes for brighter, more directed lights, but they are expensive and require a full streetlight head replacement. Estimate was about \$535-\$635 per streetlight depending on how many were replaced at the same time. Current streetlights can be repaired to go to an LED light for about \$220 a piece with just the insides being replaced using the same head fixture.
- vi. Alex from Casa Bella to find out if Vedder has installed the proposed lights anywhere else so they could be reviewed.
- vii. No DTE response on the rate adjustment yet. All details requested by DTE were submitted last Fall 2018.
- viii. Sherri volunteered to follow up with DTE once a copy of the paperwork submitted is sent to her.
- ix. Ig recommended contacting the Michigan Public Service Commission if DTE wasn't responsive.

b. Abandoned house

- i. Jacques thanked the Board for the details on the house and the status that it was purchased and will be repaired.

c. Neighborhood Appearance

- i. Discussed the large number of Arbor Hills houses showing algae growth on their siding. If left unchecked, the result is that the algae will ruin/destroy the siding. Discussed additional follow up and recommendations on the issue in the next newsletter. Talked about coordinating a group discount with a contractor if neighbor's sign up for their houses to be power washed.
- ii. Discussed several houses in need of repair and painting of the trim boards. Several houses have rotted trim boards with holes in them near windows.
- iii. Discussed houses with overgrowth to their yards, sidewalks, and house. This will lower the value of the neighborhood if left unaddressed.
- iv. Discussed sidewalk cracks and lifted edges and how they are trip hazards for pedestrians. Repairs are needed to the sidewalk sections (flags). Need to review neighborhood in the Spring – likely some repeats from last year that weren't fixed.
- v. Discussed how to get compliance for co-owners on sidewalks, trees, house repair, etc.. Are aesthetic standards an option?
- vi. Need to schedule a cleanup day for Arbor Hills and get it in the newsletter.

d. Old Business

- i. Tree with yellow #2 on it not pruned and cargo straps are on it to an adjacent tree. Did the tree removal company, Guardian, get paid to remove this tree? Dennis to find old records to confirm.
- ii. MidWest wasn't paid due to incomplete work according to Alex. Need to find and forward old emails on the issue to what was pending with the contractor that they were to finish.
- iii. Streetlight pole painting wasn't finished last Fall as a few areas were missed. Contractor was partially paid and will be back this Spring when the weather is ideal. Board emails well documented the issues.
- iv. DTE billing with our accounts are all set now with the correct address to the management company. All accounts are paid up and all late fees removed.
- v. Discussed lawn mowing contract and need for 3 bids as board recalled only a 1 year contract with Continuum. Alex to confirm. Discussed bids from Budds, Continuum, and Bondy Lawn & Snow.
- vi. Email notification system from Casa Bella – If co-owners are registered with CB, they will get email notifications, budget requests, online payment, etc... that CB offers registered users. By registering with CB, co-owners will not lose the paper statements for dues notices. Mass email notification was addressed with Neil, but that system isn't used anymore at CB. Alex working on inputting all email addresses into a system at CB for mass emailing whether co-owners are registered or not.
- vii. Arbor Hills website has old information on it still. Board to followup with the Arbor Hills Webmaster to address. Casa Bella has no ties to the Arbor Hills website.

C. Adjournment: 9:25 pm