

Arbor Hills Board Meeting

July 18, 2012

Board Members Present	Elaine Kennedy – President Deb Holmes – Vice-president David Finnegan – Secretary Carla Charlebois – Director	
Management Company	Jeremy Dantzler, Provident	
Residents Attending	Tad Biskupski Steve Hadrill Kami Meader Celeste Turner	Vance Allen Brian Charnetski Quingyuan Li Joan & Walt Messer

Homeowner Discussion

Neighborhood Speeding

- Vance raised concern over speeding in the neighborhood and safety for residents and children
- Residents raised suggestions to speeding: speed bumps, additional stop signs, Police patrol
- Board advised that Speed Survey was conducted in Feb/March 2012 with only 44 responses of 200 homes and no clear indication of whether or not residents agreed that speeding is an issue or agreed upon any recommended action to address.
- Board indicated support if residents would like request formation of a Speed Calming Committee to study options and report back to the Board.

Removal of Raised Crosswalk on Dunwoodie at Kilburn Park Circl

- Residents asked the Board why this was removed
- Board clarified this was a raised crosswalk and not a speedbump
- Board advised the raised crosswalk was improperly built and not ADA compliant
- Board advised that several residents complained of damage to their cars from driving over this raised crosswalk

Sealcoating

- Steve Hadrill and Brian Charnetski requested the Board explain why AH road sealcoating was not put to a vote by the homeowners
- Board advised that sealcoating is a maintenance item and as such a homeowner vote is not required
- Steve and Brian advised they believe this is not a maintenance item and is aesthetic as opposed to maintenance
- Board advised that decision was made after much deliberation by Board members and was discussed numerous times at Board meetings attended by homeowners
- Board advised that subject matter expert was consulted who provided point of view that sealcoating addresses micro-sealing of small cracks which will prevent water seepage requiring costly road repair/replacement.
- Kami indicated she is concerned with the cost of the sealcoating and whether or not there is adequate funding for the community
- Board advised that sealcoating is within Reserve Study and was planned and funded

Board Spending Limits

- Quingyuan expressed concern over cost of sealcoating without discussion with homeowners and suggested limits be established to prevent Board from spending without majority consent of homeowners
- Board advised that AH bylaws require Board to address repairs and management of community and such spending limits are not allowed under bylaws

Advance Notice for Major Community Repairs

- Brian requested the Board provide more advance notice for major repairs like sealcoating so as to prevent rescheduling of home repairs with contractors, etc at the last minute
- Board advised that community was notified 2 full weeks in advance of sealcoating repairs and communication was provided immediately upon Board receiving date of repairs

Board Follow-Up

- Steve requested the Board provide better follow-up on items discussed at Board meetings