

Arbor Hills Condominium Association Board Meeting Minutes

Date: Thursday January 3, 2019 7:00 P.M.

Location: 3138 Kilburn Park Circle

Board Members:		Present	Absent
President:	Dennis Stom	X	
Vice President:	David Wang		X
Treasurer:	Steve Haddrill	X	
Secretary:	Thomas Edwards	X	
Member at Large	Sherri Fountain	X	
Management Rep:	Alex Stankiewicz		X

Agenda

- I. Call to Order and Roll call.
- II. Approval of Minutes
 - a. Approved by email in December?
- III. Appointment of Director Positions.
 - a. Steve H. volunteers to be treasurer, Sherri F. Member at Large
 - b. Alex S. is our new management Rep. as of December 17, 2018.
 - c. All other positions will remain the same.
- IV. Treasurer Report
 - a. No report
- V. Management "Report": the management rep. was unable to attend.
 - a. By Email: a resident who incurred \$100 of late fees reduced to 25.00. The resident Says he was unaware of the change in Management Companies and was one month late for the July 2018 payment, but did not pay the \$25 late fee, for 3 more months resulting in a total of \$100.00 in penalties. The resident requests that the Board reduce the late charge to the original \$25.00.
 - b. Duties of the Management Coy.
 - i. Financials
 - ii. Find contractors
 - iii. Pay bills and utilities
 - iv. Legal issues and liability insurance
 - v. Send violation notices to residents.
 - c. Discussion of Board members regarding questions and complaints. Ideally the resident should go through the Management Company who will contact the Board. As a practical matter, residents may feel more comfortable contacting a Board member first informally.
 - d. Communication: the Board's only official communication is the newsletter, or by direct. Emails. The Facebook and Google Group accounts operate within their own domain and are not under Board Control
- VI. Old Business
 - a. The defective LED street light
 - i. The Board has asked Sebastian Osterfeld, a resident with knowledge of electronics to take a look and at repairs we can make ourselves.
 - ii. There are no workable remedies from the vendor, National LED Solutions.
 - b. The vacant house at 3457 Ashburnam, according to a notice posted on the door will be

auctioned as a cash sale on January 10, 2019 at the 22nd Circuit Court in Ann Arbor.

- i. The Board secretary will attend the auction and try to make contact with the new owner.

VII. New Business

- a. The Penalty fee discussed in V.a. above: It was agreed to reduce the penalty fee to the original \$25.00

VIII. Schedule of next meeting(s)

- a. Contact our management rep. for the best dates in February and March.
- b. March will be an open meeting, most likely.
- c. Thanks to Sherri, for hosting the meeting.

IX. Post script

- a. Members of the Board and Sebastian opened the control box and ran some tests.
- b. Using a power inverter and voltmeter, it was demonstrated the solar collector and LED lamps still work.
- c. The control module, at least one of the 2 marine batteries, and a fuse will need replacement. Total cost up to \$300.00. This is a workable expenditure to at least get the light up and running again. With an Internet search for the correct control module and some advice from Mr. Osterfeld there should be a proposal at the next board meeting.