

Arbor Hills Board Meeting Minutes

January 23, 2020

7:00 p.m. – 9:00 p.m.

In attendance at the meeting: Dennis Stom (President); Ig Justyna (Vice President); Sherri Fountain (Secretary); Steve Haddrill (Treasurer); Thomas Edwards (Director at Large). This meeting was held for the purpose of finalizing the Arbor Hills 2020 Budget. In addition to this meeting, an open Board meeting for all residents is scheduled for all residents on January 28, 2020 at Clague Middle School.

Minutes prepared by Sherri Fountain, Secretary:

1. The Board discussed various budget items and meshing the Arbor Hills budget with Casa Bella's accounting software for ease of expense tracking. A few notable items included:
 - a) There was discussion about referencing and footnoting the \$16,800 "carryover" for crack filling scheduled to take place in 2020. The crack filling, which was scheduled to begin on 11/11/2019, was approved by the Board for postponement due to a severe snowstorm that hit on 11/11/2019. The original cost (per the contract signed on 9/27/2019), was \$16,800 for crack filling throughout the neighborhood. In anticipation that the contractor might increase the cost of delaying this work until 2020, the Board agreed to add \$1,200 to the original, budgeted amount for crack filling in 2020.
 - b) There was discussion about the need to estimate and budget for additional pavement repairs that might require hot mix asphalt, cut and replace work. This was addressed in the budget (\$5,000 for asphalt repair).
 - c) There was discussion about the potential need for the Board to evaluate and address sidewalk repairs in common areas. Sherri mentioned that on January 21, 2020, she contacted the City of Ann Arbor to obtain recommendations for companies specializing in sidewalk repairs and to obtain additional guidance about ADA compliance. (Several emails between Sherri and the City's professional engineer were subsequently shared with the Board.) The engineer from the City agreed to meet with Board members on-site once sidewalks and roadways are clear of snow and ice to review targeted sidewalks, evaluate who has responsibility for certain sections of sidewalk (City vs Arbor Hills), and provide ADA compliance guidance. Sherri subsequently contacted one of the sidewalk repair companies recommended by the City to try to negotiate a group discount for sidewalk repairs. A rep from this company agreed to pay an on-site visit to Arbor Hills once the weather clears. He is willing to provide a group discount and reduce his price on slab lifts. He also agreed to individually bill our residents.
 - d) The Board agreed that we will not be replacing the pear trees removed in 2019 in 2020. (The certified arborist advised that it would be a good idea to wait a year or so to let the removed trees' stumps decay a bit.) The Board may budget to replace the trees in 2021.

- e) There was discussion about pond maintenance. Stone replacement has been budgeted for Pond D (\$500). Money for cleaning the inlet pipe to Pond C has also been budgeted (\$2,500). General cleaning can, hopefully, be done by volunteers as before. As for other areas, further inspection is needed before we can determine an action plan and spending.
- f) The Board agreed that it is prudent to ensure that this spring's Reserve Study includes a thorough, on-site review of applicable common elements in Arbor Hills. Board members plan to meet with the Reserve Study consultant as well. In addition, the Board has arranged for a registered, professional Civil Engineer who specializes in pavement maintenance, design and engineering, to meet with the Board on 2/20/2020 to educate and advise the Board about various pavement-related options and potential costs.
- g) There was general discussion about attempting to budget for "unexpected" maintenance and/or repair problems that might arise due to aging common elements such as: drains, mailbox stands, sidewalks, pavements. The Board has made efforts to address these concerns in the 2020 budget.
- h) There was discussion and agreement that the Board will wait until the Reserve Study is completed and appropriate technical/engineering professionals have been engaged before making a determination about whether there is a need to increase biennial homeowner association dues. (The dues are currently set at \$365 each 6 months.)
- i) Efforts will be made to reduce printing costs charged by Casa Bella for handouts at open meetings, mailings, etc. This will be discussed with Casa Bella at our next meeting with them.
- j) Steve Haddrill, Treasurer, agreed to incorporate input from the meeting in the 2020 Arbor Hills Budget and to email it to Board members for final review within a few days.

Meeting adjourned at about 9:30 p.m.

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