

Arbor Hills Condo Association

Minutes of Open Membership Meeting – January 25, 2017

(Location: Media Room, Clague Middle School, 2616 Nixon Rd, Ann Arbor 48105)

Board Attendees:

Usha Jindal, President
Elena Levin, Vice President
Rajiv Saxena, Treasurer
Dennis Stom, Secretary
Fan Wu, Director At Large

Homeowners Participating:

☺ **12 or so member-homeowners**

Mgmt Company representatives: Jessica Caudill, Dave Friedrichs mimi@meadowmgmt.com

- I. Call to Order - meeting was called to order by Usha Jindal shortly after 7pm
- II. Officers Reports
 - President Usha Jindal gave an overview of recent progress and priorities for attention in 2017.
 - Basin/Pond and Wetland priorities are to be focused on in New Year;
 - As yet, there is no consensus on the work to be done in and around “D”;
 - The goal is to provide annual care and avoid deferral of maintenance needs;
 - Problems trees have had some attention and are to receive more in 2017.
 - Treasurer Rajiv Saxena had met with management and reviewed current financials:
 - The basic 2017 budget plan is based on the \$100 fee increase published prior to yearend in 2016. Revisions are to be published as first quarter bids come in.
 - Final budget for 2017 is to be adopted by the May meeting (and provided to all)
 - Reserves and Operating Cash are good, with placement of funds being evaluated
 - Delinquencies are low; but those in arrears will be subject placement of lien.
- III. Management Report
 - An overview map of the Filtration Basins (“ponds”) as originally engineered was displayed, D. Friedrichs having met with the Atwell engineer who designed AHCA.
 - New bid specifications for annual lawn, landscape AND basin perimeter services are recommended.
 - Because wetlands have become overgrown and host many invasives, a long-term care and restoration plan – especially for wetlands near houses of members – will be needed. Photos of wetlands restoration work and signage from others were shown.
- IV. Community Discussion
 - LED use and Solar Light on Aldwych needs attention and a plan, if changed for savings
 - Need for wetlands care and pond expense was disputed by some – as well as note that the design of Lochaven wetland was for water to flow AWAY from Arbor Hills;
 - City’s acquisition of the 27 acres immediately west of AHCA (Lochaven wetland) was reported as an opportunity to get together and jointly plan or ask for future actions;
 - Concern about high cost of some 2016 actions was expressed, as was need to build Net Reserves annually by \$59,000;
 - Improved communications between board, management and members was noted as needed – both in terms of work planned and in-process – and in terms of news.
- V. Adjournment 8:30pm – with thanks to all for attending and participating.

Respectfully submitted, ***Property Management Team @ MMJ***