

Arbor Hills Open Board Meeting Minutes
January 25, 2012
Clague Middle School

Board Attendees

Elaine Kennedy, President
Deb Holmes, Vice-President
Ig Justyna, Treasurer
Carla Charlebois, Director
David Finnegan, Secretary

Resident Attendees

Bonnie Demetral
Brian Charnetski
Steve Hadrill
Chuck Daniels
Sheryl Prince
Steven Turner

Management Company Attendees

Jeremy Dantzer, Provident Real Estate & Asset Management

LED Lights

- Committee updated Board on status of lighting project
- Currently investigating additional incentives and grants
- Committee advised that grants can be applied after work is already underway – does not require prior approval
- Maintenance costs not expected for 7-8 years on parts, labor cost must be negotiated
- Committee advised that the City of Ann Arbor has had issues in which labor costs were paid by the manufacturer (above and beyond any written guarantee)
- Committee provided third quote by Corby Energy systems
- Committee advised that previous quotes from other vendors were from August and would need to be re-validated to ensure quote is still valid
- McNaughton-McKay offered volume discount price for test of 3 heads. Arbor Hills would need to pay for materials and installation but would not need to commit to replacement of light heads in whole neighborhood.
- Survey draft submitted by Lighting Committee
 - a) Suggestion made to add some detail on potential downsides of LED lighting in neighborhood
 - b) Discussed items include maintenance costs, overall light output, perceived lighting in neighborhood compared to current Arbor Hills street lighting
 - c) Suggestion made to provide background with survey as to how project and committee was started and goals of committee

Sign Replacement

- Provident provided quotes on street sign replacement – approximately \$100/ea
- Signs meet new reflectivity requirements

- Board & Provident to follow up on signs that require repair/replacement

Pond Drainage timing and procedure was requested

- Board shared that timing is in Spring 2012
- Inquiry was made as to plan for Lochhaven pond – Board advised that Lochhaven is not on engineering firm's recommendation for maintenance actions at this time
- Kilburn Park, Aldwych, Pump House, Strand ponds are currently designated on engineering firm's recommendation

Front Entrance update was requested

- Board advised that Landscape Committee is looking at options to update front entrance landscaping

Noise Concerns were raised as it relates to highway noise for residents near freeway side of Arbor Hills

- Shared that a meeting is planned for Feb 8th with the City of Ann Arbor
- Some residents voiced concerns and advised they intend to attend said meeting and raise the issue of noise related to traffic and request City of Ann Arbor look at actions to reduce noise for residents

Bylaw Revision

- Board advised that some residents had formed a committee to revise the bylaws and update them (e.g. remove mention of builders, update methodology for wetland maintenance, etc.)
- Board advised that committee would be working on proposal for bylaw update as well as provide update/survey for residents to determine support for recommendations
- Update to bylaws would require 2/3 majority vote of residents

Open Issues

- Pump house has graffiti on it – Board advised Ig Justyna will contact city and follow up
- Emergency Access road status
 - a) Board advised Ig Justyna continues to follow up with the city on options
 - b) Requested information for City Planning Manager and Traffic Manager
 - c) Will talk with Fire Marshall after receiving history from City Planning Mgr and Traffic Mgr

Alt/Mod forms – Question: Is approval required to repaint trim with existing color?

Answer: Board advised that Alt/Mod should be submitted and approval will be within 48 hours