

Arbor Hills Condominium Association

Open Session February 26, 2014

Location: Clague Middle School

Attendees -

AH BoD: Collin Ross, President, Vance Allen, Treasurer, Elena Levin, Secretary, Zhenlin Liu, Director

YPM – Karin Witting, AH Property Manager

Home owners: Elaine Kennedy, Heather Finnegan, Carla Charlebois, Usha Jindal, Gabe Cherem, Ignacy Justyna, Brian Charnetski

January minutes have been approved via email voting and posted on the AH Website. One clarification will be added to the minutes.

Committee Reports

Larry Foti volunteered to chair the Welcome committee and has been appointed to this position. Since the exiting Social and Welcome committee combines two separate functions, it was suggested to split it into the Welcome committee and a Social Events committee.

Jane Klingsten volunteered to chair the City Relations Committee, that will address such issues as the pump house, road and sidewalk easements, and other city and school related issues.

The status of the Rental committee is in limbo, due to the intended home sale by its longtime chair. Its function can conceivably be assumed by YPM, though there are advantages to having a non-resident homeowner volunteer managing relationships with non-resident homeowners.

Co-Owner Issues

One work order was completed, no new work orders were submitted. A reported water main break at the entrance to Oak Woods Nature Area was fixed by the city as soon as it was reported. Discussion of Modification Requests was moved to the Executive session.

Financials.

Summary report of January financials was distributed. It included December and January payments for snow removal, therefore the total expense was over budgeted amount. Answers to questions about the money in Reserve account can be found in the latest Reserve study conducted in 2010 and posted on AH website. The next reserve study is due next year. The January Financial report was approved.

Action Items.

YPM came up with a list of items that need to be done annually. It can be expanded if necessary. Together with the requirements documented in the Master Deed, it is sort of a To Do list for the Board.

Open Issues.

***Curb Project.* Once the weather permits, a walk through will be done to assess the repairs and the damage to the roads, as well as to compare the work that was actually completed against the specification of work that was supposed to have been completed. For the future, the Board is working on developing a set of contracting guidelines, in order to nip any similar problems in the bud.**

***Pond Project.* Once the selection of the contractor for the project is finalized, it would be advisable to invite the selected company to the Board meeting for Q and A session.**

Landscape Contract. At this point, there was only one bid for the contract. YPM will have more bids for next meeting.

Open Board Seat. Usha Jindal and Gabe Cherem put their names forward for consideration. Discussion and voting will take place during the Executive session.

Lively discussion of Stop signs their efficacy did not produce any resolution.

New Business.

YPM has suggested and updated Modification Request form, which will be reviewed by the Board.

YPM pointed out an apparent conflict between the Bylaws and AH policy in assessing late fees. The issue was discussed at length, and it was decided to seek a legal opinion.

There was a disagreement with Vedder Electric regarding installation of fuses in some light poles. It was concluded that AH should pay Vedder's invoice and move on. Ig pointed out that homeowners should not attempt to perform electrical repairs on the streetlights themselves, due to liability concerns.

There was a lengthy discussion of the draft Inspection Policy. In general, the draft received a positive response, however some paragraphs would need to be reworded for clarification.