

MINUTES

Arbor Hills Board Meeting

February 16, 2011

7:00 – 9:30 P.M.

Monthly Meeting held at Clague Middle School

Board Members/Officers Attending Elaine Kennedy, President; Deb Holmes, Vice-president; Steve Haddrill, Treasurer; Ig Justyna, Secretary

Time

Item

7:00-7:30

– **Executive Session – Financial & Legal Issues**

Minutes for this session are recorded separately and are not posted on the web site.

7:30-8:00

– **City Park Improvement Survey Status – Mowing issue**

Parks department hasn't sent out the survey. The City wants to first know how much AHCA is prepared to spend. This item is on hold.

– **Fidelity Bond Status**

Select Management hasn't yet received the quote. Item is pending.

– **Committee Reports**

Rental Committee is only one currently established.

– **Select Monthly Report**

This will be placed on the website.

– **Tree trimming issue**

Tree trimming issue, branches interfering with mail delivery, snow plow truck, and pedestrian traffic on sidewalks. Select will contact Budd's regarding a group rate. An announcement will be in the next newsletter.

– **Snow removal into streets**

Co-owners are blowing or pushing snow into the streets after the snow plow has cleared roads. An announcement to refrain from this practice will be in the next newsletter.

– **Call for Committee Volunteers**

Solar – Chairperson – Bonnie Demetral

Member – John Bennett

Member – Steve Haddrill

Member – Brian Charnetski

Social – Chairperson – open

Member – Usha Jindal

Member – Janet Sherman

Budget – Chairperson – open
Member – Larry Foti

Communication – Chairperson – John Bennett

Rental – Chairperson – Chuck Daniels
Member – Chad Brummett
Member – Kim Winick

Landscape – Chairperson – Ig Justyna
Member – David Finnegan

Architecture – Chairperson – open

- **Fee Policy**

By-laws not consistent with fee structure. No fines with notification; voted on. 2 for and 1 against

- **Alteration/Modification form**

Form on website isn't very comprehensive. Need to make more clear. Select will send email confirmation of receipt within 24 hrs.

8:00-8:30

- **Management Company Fee Increase** – from \$1,236 to \$1,273 per month. What services are provided by our management company? Do you have any comments or concerns you would like to share?

Select drives thru the neighborhood every few weeks. (This needs improvement). Some dissatisfaction verbalized by co-owners. We want to make sure AHCA is getting what we're contracted for. Addendum comes out every January for AHCA Board review. This item was opened for discussion and the increase was approved by vote.

8:30-9:00

- **Atwell Contract** - \$12,000 – What work was performed; what are the results; what further action is needed; and how does this effect homeowners?

Steve Haddrill presented a summary of the work done and why, see addendum.

9:00-9:30

- **Open Questions & Answers**

Discussion pro and con about the Atwell contract.

Discussion about the Kilburn-Strand intersection and the drivers that are failing to control their vehicles in snow/ice conditions and are skidding into a co-owners yard destroying street trees and hitting the DTE transformer. Action on this will be taken under advisement of the Landscape-Road committee.

9:30

Adjournment

Addendum - Summary of Atwell Wetland and Storm Water Work

Task 1: Field work

- Stake the detention pond basins. 10 areas throughout the subdivision.
- Lot 62: limited topographical survey of the rear yard to compare basin overflow outlet with elevation of walkout basement.

Reasoning:

- Determine areas of sediment fill in within the detention pond system per bylaws Exhibit C, second amendment to the master deed, page 22, (Liber 03179, page 0432). - Ponds are working now, but as fill-in has and is occurring, capacity to hold stormwater is reducing and the potential to flood residential yards and even basements rises.

Task 2: Ecological Assessment

Part A - Preparation of an Invasive Species Control Plan.

Reasoning:

- From the wetland study completed early 2010, a few pond areas have been identified where invasive species treatment is necessary.
- Controlling invasive species will provide wildlife habitat enhancement and will maintain the areas to stay natural.

Part B - Wetland Buffer Maintenance Plan

- Plan to outline methods and options to maintain and enhance the wetland buffers within Arbor Hills.

Reasoning:

- Maintenance and enhancement of the wetland buffers will improve water quality, improve wetland function, promote species diversification, promote an increase in wildlife usage, and preserve the overall integrity of the local ecosystem.
- Without maintenance, the wetland ponds can become unsightly and stinky.

Task 3: Stormwater Management System

- Confirm maintenance needs to the stormwater detention ponds.
- Provide a scope of work summary with sketch of locations needing repair.
- Prepare a budget cost estimate for stormwater management system maintenance work.

Reasoning:

- Confirm that infrastructure is in working order to prevent worse case situations of stormwater detention ponds overflowing their banks avoiding flooding problems.

Task 4: Stormwater Appeal Assistance

- Compute area of private streets with public easements on them for access to the City Parks.
- Provide a sketch and computed areas for Arbor Hills appeal to the City on the stormwater bills for the whole neighborhood and association.
- Prepare a sketch depicting impervious areas for the 22 lots that do have partial drainage and those that have full drainage to the City stormwater system.

Reasoning:

- Appealing to the City to rescind all stormwater related charges to save residents and the association anywhere from \$16,000 to \$26,000 dollars. Range varies as the amount of charges if any has to be worked out and if the customer service fee still has to be paid.
- Arbor Hills is appealing that we have to maintain our own infrastructure on the stormwater detention pond system through our dues. We shouldn't be paying the City on top of that.
- City agrees that part of the neighborhood doesn't flow to them. Arbor Hills is furthering the appeal that the public easement on the roads by the City should offset the charges of the stormwater that does flow to the City system.