

Arbor Hills Condominium Association

3/23/17

Board members present: Usha Jindal – President, Rajiv Saxena – Treasurer, Dennis Stom – Secretary, and Fan Wu – Director

Management Company Representative: Dave Friedrichs and Jessica Caudill from MMI

Closed Board Meeting Minutes

0. Call to Order
1. Budget reconciliation Rajiv w/re MMI and discussion of wanted additional items no conclusions just discussion
 - a with unmet need such as Elsinore, Kilburn park and strand court **wetland H** boundary expanding, full of dead tree debris. Please refer to the wetland map posted on the AHCA website under maps.
 - b algae problem research
 - c soil erosion protection
 - d commons property trees (vs private)
2. Comcast proposal (see contract)
 - a Described as preventing AHCA from buying facilities to self-support cable to neighborhood
 - b Discussion of neighborhood discussion brought to an end with observation that the offer has limited time
 - c Motion, seconded, passed: 3 of 4 present
3. Discussion of reinvesting money into 1% money market from .005%
 - a Discussion of need for liquid funds for near term emergency (thought to be 20K or so)
 - b Discussion of uncertainty and possibility of upturn or down turn
 - c Rajiv had discovered longer term better return
 - d Motion, seconded, passed: went with MMI recommended money market at 1.0%
4. Work items from list as per JC's notes
 - a Add fertilizing and mosquito dunks to budget
 - b Get last year's snow numbers for budget
 - c LED bulbs vs DTE savings study
 - d Crack filling quotes requested
 - e Pond depth gauges need to be installed around AHCA ponds (stored in Usha's garage)
5. Discussion of Pond D area.
 - a Dennis claimed to have sent specifications for repair rehabilitation of PR (as total of recommended actions from his review with the former board members)
 - b Board and MMI claimed to have not received
 - c Dennis to resend
 - d Dave briefly mentions Atwell suggested clean-up of vegetation by pond D
 - e Usha mentions that clean-up of PR and hydrologic channel maintenance work for **wetland I** was voted in Nov, 2016. Please refer to the wetland map posted on the AHCA website under maps.

Appendix:

Jessica Caudill Notes & Assignments from 3/23/17 meeting for MMI Management Company:

1. Add Fertilizing and Mosquito Control to the budget. (also add account numbers for both)
2. Look at past snow pricing (Holiday) for Budget amount.
3. Get LED bulb Bids – Talk to DTE about LED report for April 26th Meeting.
4. Get quotes for crack filling for May17 meeting.
5. Need specs for pond D work – Look for email from Dennis.
6. Move \$30.00 out of 50730 to 50445 or 50433.
7. MDOT is willing to meet with the City of AA to help get Lochaven flowing towards AA property to the west.
8. Figure out what trees are association responsibility.
9. Figure out what to do about soil erosion around the ponds.
10. Figure out ways to control Algae in ponds.
11. Stream Gauges need to be installed ASAP.
12. Rajiv needs to communicate and get the budget out.
13. Send the Comcast agreement to the Board as soon as we get it.
14. Get monies moved to a new Money Market. Making sure to keep \$20K in the operating cash account for monthly expenditures.