

# **Arbor Hills Condominium Association**

## **Board Meeting Minutes**

### **Open Session: March 25, 2015**

**Homeowners attending:** Brian Charnetski, Gabe Cherem, Ig Justyna, Sheryl Prince

**Board members present:** Carla Charlebois, Collin Ross, Elaine Kennedy, Zhenlin Liu

**Management Company Representative:** Karin Witting

1. Reviewed Task Log, Work Order report. Nothing on 'Move in report' for February.
2. Discussed general neighborhood items, including the difficulty of recruiting and managing the mailbox repairs as a volunteer project. Board will get quotes to have the work done professionally.
3. The contract for the pond maintenance work has been signed. The neighborhood will be notified when the work is scheduled.
4. Discussed the issue of tree removal from the common areas, including the costs to the Association, the risks posed by falling trees, and the other factors that go into making decisions on tree removal. A flow chart to guide and explain the decision-making process will be developed for the next meeting.
5. Discussed the need for homeowners to better trim their street trees.
6. Discussed the alt/mod process, and the need for better clarity regarding timelines and decision-making in this process. A process document will be developed to help clarify this in the near future.
7. It was noted that the Board meeting minutes posted to the web site are out of date and need to be caught up.
8. The Open session was adjourned at 8:15 pm.