

Arbor Hills Condominium Association

Open Meeting Session at 7p.m. on March 26, 2014

Location: Clague Middle School

AH BoD: Collin Ross, President, Vance Allen, Treasurer, Elena Levin, Vice-President, Zhenlin Liu, Director-at-large, and Usha Jindal, Secretary.

YPM Representative: Karin Witting

Home Owners Present: Jacques Germa, Gabe Cherem, Ig Justyna, Candida Justyna, Brian Charnetski, Heather Finnegan, Chris Manthey, and Thomas Edwards.

1. **Ponds Routine Maintenance:** The vendor and guest speaker from Aqua Channel Company did not make a presentation at board meeting because its product did not match with our need of performing preventive routine maintenance services on four ponds. Karin will review the existing bids and will arrange a visit of the bidders to Arbor Hills. Gabe Cherem asked in what season pond maintenance can take place, and Karin responded that it should be done in the fall.
2. **February Open Meeting Minutes:** Several corrections to the February Open Meeting Minutes were made by Ig Justyna. He pointed out that Candida Justyna was not present at the last meeting. He suggested that the last paragraph on the first page be worded differently, indicating that the Rental committee will benefit by having a volunteer chairperson, who is non-resident homeowner. The Board's to-do list needs to be supplemented by what is already in the Master Deed. The co-owners should not do any electrical work on our street poles due to liability issues. Ig moved the motion to approve the February open meeting minutes as corrected, Usha seconded the motion. The open meeting minutes were approved.
3. **Committee Reports:**
 - a. City Relations Committee will have its next meeting in the second week of April, 2014, 7pm, at the home of committee chair Jane Klingsten. This past Monday, the City held a meeting regarding the building of a North Campus Research facility by U of M. The facility is spread over 20 acres of land and it is called Mobility Transformation Center. Kami Meador, past president of AHCA, attended the City of Ann Arbor meeting to learn how the new research facility can affect traffic on Green Road and its water shed impact.
 - b. Since no volunteer has come forward to chair Rental committee, therefore, YPM will be asked to take over its function after Chuck Daniels steps down.
4. **New Work Orders Report:** Last month four work orders were created, two for snow plowing damage, one for preparing the Lighting list, and one for tree removal. The final decision on tree removal will be undertaken during spring walk through.
5. **February Financial report** was presented by Karin Witting specifying reserve, expenditures and income amounts. Due to harsh winter weather, the additional expense of salt may cause expenditures for Snow Removal to exceed the budgeted amount. A payment was made to Godaddy Company for the AHCA domain name renewal for one year. The electricity bill is paid monthly to two separate accounts, one payment is for the flat fee and other payment is for the

metered amount. Karin will report to the Board the details of the electricity accounts. Ig Justyna explained that the Water and Irrigation bill is in reality a flat storm water fee which was settled with the city of Ann Arbor. AAPS was paid for rental of Clague School Library, where monthly meetings are held.

6. **Review of Task Log:** An extension was applied in March for filing of the AHCA taxes. We are waiting for its review to take place. **Landscaping Quotes** from three different vendors were discussed. In April, board will finalize the Neighborhood Landscape and Maintenance contractor, set up a community spring-walk through date, schedule spring clean-up, inspect home modifications made in violation of AHCA policies and Bylaws, update the snow removal task list for the next snow removal contractor, and perform snow-removal damage inspection. Curb project work assessment will take place in the spring time.
7. **Stop-sign at the intersection of Kilburn Park and Strand Court:** The stop sign issue has been in the AHCA newsletter for some time. The AHCA has easement rights to erect stop signs. A lengthy and robust discussion took place on many other options such as speed humps, rumble strips, etc., for slowing down speeding vehicles through the streets of our neighborhood. Homeowner Heather Finnegan, expressed concerns about the safety of the children playing near the intersection of Kilburn and Strand, and the damage to her property has been done four times by cars taking that corner too fast.
8. **Email Addresses of Arbor Hills Co-owners:** Board members expressed desire to communicate more electronically with homeowners. The Board will prepare and distribute a document to explain to homeowners the purpose of collection their email addresses, and the scope of intended use for them.
9. **Snow removal violation:** Last month, one violation was issued to a homeowner for not shoveling sidewalk. For the safety of pedestrians, the Board intends to be more diligent next winter in keeping sidewalks and crosswalks clear.
10. **Arbor Hills Neighborhood General survey** will be ready in next couple of months or earlier. The purpose of survey is to gauge overall satisfaction with the current AHCA Board, various contractors' work quality, and YPM Management Company's performance.
11. **Homeowner Property Inspection Policy:** Unapproved alterations and modifications are now covered by the new Neighborhood Inspection Policy. In addition, details regarding fines and appeals was added to the revised policy.
12. **Unpaid Association dues:** Association dues must be paid in timely manner to avoid late fees and to avoid legal action against delinquent homeowners. In case of any undue hardship or concerns, homeowners should contact the Board immediately so that a resolution can be made. YPM will keep good records of sending notices to homeowners, and delinquent accounts will be turned over to attorney to take legal action. A revised collection and late fee policy was discussed, due to concerns on the part of YPM that the existing policy could be interpreted to be inconsistent with certain provisions of the AHCA Bylaws.
13. **Reserve study of AHCA** was undertaken in 2011, and an updated study will be included in next year's budget.

Meeting adjourned at 9:00pm.