

MINUTES

Arbor Hills Board Meeting

March 16, 2011

7:30 – 9:30 P.M.

Monthly Meeting held at Clague Middle School

Board Members/Officers Attending Elaine Kennedy, President; Steve Haddrill, Treasurer; Siva Senthoooran, Director; Winnie Song, Director
Ig Justyna, Secretary
Shireen Williams, Select Community Management

Time

Item

7:00-7:30

Executive Session – Financial & Legal Issues

The minutes for this session are recorded separately and are not posted on the AHCA web site.

7:30-8:00

Open Question and Answer session

Twelve co-owners attended the meeting and some gave comments in regards to:
Snow plowing, the wetlands, and the annual budget process.

8:00-8:30

Fidelity Bond Cost

A quote was received from Hanover Insurance Group at a cost of \$335 per year, \$130,000 theft limit, and \$1,000 deductible. Shireen Williams to check if this policy is acceptable with Chase Bank for coverage needed due to resident request to refinance home.

Snow & towing policies

It was acknowledged that there were variances in the timing of towing vehicles before to after snow plowing. BoD will continue to discuss and investigate the procedures of Budd's and Brewers.

Revised Fee schedule

An example of a revised fee schedule was presented by a BoD member. There was discussion and input from the other BoD members as well as the audience. Many suggestions were offered and the BoD tabled the matter for further discussion and presentation at a subsequent BoD meeting.

Procedure regarding past due balances

How to resolve past due balance were discussed within the discussions of the revised fee schedule topic. The BoD indicated that there were attempts to communicate on a personal level with delinquent co-owners.

Collecting contact information from neighbors

The effort continues to create a BoD managed neighborhood contact information. BoD will investigate the use of a Microsoft Access database used by previous boards to organize the information. Shireen Williams to contact former BoD member/co-owner to retrieve AHCA documents and files.

Need for more volunteers

There was a call for more volunteers to join committees. A new committee was formed to address the need to revise or update the by-laws and master deed to reflect the needs of the neighborhood. More volunteers are needed for almost all the other committees.

8:30-9:00

Association Attorney Use and Fees. What services are provided by our attorney? Do you have any comments or concerns you would like to share?

The BoD made a clarification that the billing rate for the current firm had not changed as previously reported. The BoD and the attendees held open discussion regarding the performance of the current association attorney. There was consensus that the BoD should research and select a new attorney for use of the association. There were no dissenting opinions to this course of action.

9:00-9:30

Road Reserve Study – What are the results? How can we determine the study's validity?

Copies of the draft report of the study were distributed to the attendees. The report was found to have much erroneous information and questionable conclusions. After much discussion, the BoD will take action to meet with the principles of the Michigan Reserve Associates in an attempt to bring the report to conclusion

Status of Storm water Survey Result – What is the next step?

The meeting time for use of the facility expired and this topic was tabled for the next BoD meeting in April.

9:30

Adjournment