

Arbor Hills Condominium Association

April Board Meeting Minutes

Date: Tuesday, April 16, 2019
Location: 3353 Cromwell Road

Board Members:		Present	Absent
President:	Dennis Stom	X	
Vice President:	David Wang		X
Treasurer:	Steve Haddrill	X	
Secretary:	Thomas Edwards	X,	
Member at Large	Sherri Fountain	X	
Management Rep:	Alex Stankiewicz		x

1. Call to Order and Roll Call: about 7:00 P.M.
2. Approval of Minutes
 - a. Approved, no corrections sited
3. Treasurers Report
 - a. Delinquent Accounts:
 - i. The newly auctioned property at 3457 Ashburnam is in arrears; Casa Bella has been given the contact information of the new owners, who indicated at the Sheriff auction that they would bring the dues up to date "would not be a problem".
 - ii. Sherri will follow up on delinquent accounts.
 - b. Ground Maintenance
 - i. An unexpected charge: 814.95, what was it for? Was this one payment or multiple. Steve will follow up.
 - ii. Do we have any auto-pay accounts with DTE or other?
 - c. Missing November/December financial report pages were sent out.
 - d. Have all neighbors in arrears had courtesy/late due letters sent to them? Sherri to confirm with Alex.
 - e. Need updated April arrears list from Alex.
 - f. Any autopay accounts on behalf of Arbor Hills with any contractors? Need Alex to confirm. Steve follow up on.
4. Management Report
 - a. The manager was absent, sends regrets
5. Old Business
 - a. Clean up day: set for Saturday, May 4th, 10:00 A.M. at Kilburn Park, with Sunday, May 5th as a backup day in case of rain.
 - b. LED Street Lights: a number of lights are out: replacement options
 - i. Change old 240W HPS lights (Lumens: 25,200) at about \$290 with 54W LEDs (Lumens: 7200) at about \$220.00 each. Costs are when multiple lights are done.
 - ii. Upgrade with new heads to accept a 110W LED @ \$611.00
 1. This light type was installed by Vedder near Briarwood mall. Steve to confirm location for review.
 2. Neighborhood consensus on cost vs. added security

- iii. DTE update on reduced costs for streetlights with LED's now. Alex sent DTE submitted paperwork to the board? Sherri to followup on.
 - c. Channel Digging: between the Lochaven ponds
 - i. Meeting with Jerry Hancock, the city hydrologists, gives he association the latitude to modify drainage of the ponds provided there is no use of heavy equipment.
 - ii. Draw up a target plan to allow the eastern portion of the pond to drain directly into the culvert by modifying the berms. Need to put together the proposal and review with Jerry.
 - iii. Need to determine date to work on the channel. Review this weekend to develop the plan.
 - d. Downed trees and trees that were missed
 - 1. Steve and Thomas reviewed $\frac{3}{4}$ of the hazardous tree inventory list, (September 2016).
 - 2. 3 trees were missed, including a large willow, and possibly tree no. 2 with the cargo strap
 - 3. Contact Josh with Guardian to see whether all the trees the Association paid to have removed were actually removed. Steve to provide Sherri our summarizes list and she will followup with Guardian.
 - 4. Get a quote for tree no. 2 (Alex at Casa Bella)
 - 5. Water Channel near Usha's house – Dennis to cleanup and review the fallen tree.
 - e. Painting of street light poles: 10% of fee was held back from Mastercraft, they would come out and finish when the weather permits.
 - f. Road Repair: Midwest
 - i. Bill is unpaid, they were supposed to do crack sealing of 9,900 linear feet, but only did 1 quarter to one half of that.
 - ii. QC needed on what has been done before payment.
 - iii. If they did 50% of the sealing and all of the drain repairs, offer \$3900 out of the \$6500 contract for the crack sealing.
 - iv. Steve pulled up emails of what was documented on the issues and Neil was supposed to follow up last year on it. Not sure if Midwest returned or not.
 - v. Discussed that Midwest repaired the 2 contracted catch basin drains for \$1300 each and 3 additional drains at their cost for the delays in completing our job.
 - vi. Discussed and approved to move ahead and pay the invoice as additional drains were completed.
- 6. New business
 - a. Mailbox & Stand repairs
 - i. Spring inspection needed: identify problem boxes
 - ii. Try for a volunteer program to paint and do necessary repairs.
 - b. White stock fences on the perimeter of the subdivision
 - i. Solicit volunteers to power wash.
 - c. Clean up day: set for Saturday, May 4th, 10:00 A.M. at Kilburn Park, with Sunday, May 5th as a backup day in case of rain.
- 7. Next meeting:
 - a. Set for Thursday, May 16 at 7:00 P.M. Clague is not available, so it will be at Logan.
- 8. Adjourn about 9:30 P.M.