
AHCA BOARD MEETING MINUTES APRIL 19, 2021

Monday, April 19, 2021: 7:00 – 9:00 PM - Meeting via Zoom conferencing
Board Members in attendance: Carla Charlebois, Thomas Edwards, Sherri Fountain, Ig Justyna
Management Representative: Alex Stankiewicz, Casa Bella Management

Review and Approval of Previous Meeting Minutes

- ❖ February and March Board meeting minutes.
February and March Board meeting minutes have been approved and posted.

Financial/Legal/Administrative

- ❖ Casa Bella Management report (10 min)
 - Makower legal (5 min)
Casa Bella's attorney has been engaged to address an inspection notice appeal filed by a co-owner. A letter was sent by our attorney the week of 4/12/21 to the attorney of the appealing party. Awaiting response.
 - Update on inspection responses and board provided guidelines in Neighborhood Inspection Policy (5 min)
Discussion about extending the June 1, 2021 deadline for completion of inspection violations for co-owners who contact Alex and confirm that they have signed contracts in place for the work to be done. This exception was approved by the Board in recognition of good faith efforts by co-owners who are coping with contractor back-ups/delays due to COVID. Co-owners who contact Alex and share signed contracts with him, will not be fined for failure to meet the June 1, 2021 deadline. If contacted, Alex will advise co-owners of this decision. (Example: Painting contracts with Mark Hobson, UltraShine.) Sherri will contact UltraShine for a list of co-owners who have signed contracts and will forward it to Alex this week.
- ❖ Treasurers report: February financials (10 min)
Everything appears to be in order. It was noted that the number of co-owners with delinquent accounts is significantly reduced. The Board confirmed that Alex sends reminder letters to delinquent co-owners to pay their dues and accrued late fees.

Alteration/Modification Requests

- ❖ Alteration/modification submission report: (10 min)
The Board confirmed its position that placement of sheds anywhere on a co-owner's property is expressly prohibited in the AHCA bylaws; however, it is permissible to place a shallow storage type shed up against the back of a house. Appropriate fence types were reviewed again. Photos of acceptable fence types will be shared with a co-owner who has to replace an existing fence (someone who did not previously submit an Alt/Mod request). Another co-owner (on Dunwoodie) will be advised to submit an Alt/Mod request before constructing a fence.

Open Board Issues

- ❖ Street sign and boulders at Ashburnam Ct, CB ask additional contractors for sign bracket (5 min)
No progress. Alex has been in contact with a contractor who can't seem to locate the brackets that will fit on the light pole.
- ❖ Median tree replacement, CB to get prices for Armstrong Red Maples & Japanese Ivory Silk Lilac trees (10 min)
The Board reviewed an estimate from Continuum for Armstrong Red Maples and Flowering Japanese Silk Lilac trees to replace the eight (8) diseased pear trees that were removed about 1-1/2 years ago from the two (2) front medians. In addition, the Board reviewed estimates for watering bags and a watering program to help ensure the viability of the new trees and to ensure the 1-year warranty would be honored. (There is no irrigation in the front medians.)

- ❖ Mail box and stand repair/replace, Board was to discuss next action of repairing current stands, Sherri to provide more information for cluster boxes (**10 min**)

Due to budgetary constraints, the Board voted against installing cluster boxes and other types of mailbox stands and mailboxes. (The Reserve Study has included \$25,000 as a budgeted line item for mailbox stand/mailbox replacement.) Instead, the decision was made to evaluate each of the existing stands and mailboxes and identify those that are in greatest need of repair. Ig and Carla volunteered to evaluate all of the mailbox stands and mailboxes and provide a report to Alex and the Board. (This was accomplished and Alex was instructed to contact the contractor with whom he had previously discussed these repairs and schedule the necessary repair work.)
- ❖ Front entrance sign next action, Board picked a design and CB to get price (**10 min**)

The Board previously selected a sign design to replace the crumbling, wooden, front entrance sign. We have been waiting for Alex to obtain a final estimate of all costs associated with completing this work and is eager to get this work scheduled so the front entrance landscaping can be enhanced and mulch can be placed in all the front beds.
- ❖ Storm drain cleaning quotes, need two additional quotes (**5 min**)

Sherri volunteered to contact the City of Ann Arbor to obtain referrals for additional storm drain cleaning contractors. (On April 26, Sherri emailed Alex with 3 additional contractors to contact.)
- ❖ Street crack filling and seal coat quotes from CB (**5 min**)

No quotes provided by Alex. The Board stressed the importance of obtaining this information as quickly as possible – that we are falling behind to get this done before the weather gets too hot.
- ❖ Mosquito treatment of ponds, first treatment will be 1 May and then June, July, & August (**5 min**)

Ig is coordinating this effort. Four (4) treatments are needed. The first treatment was completed the week of 4/26/21.
- ❖ Street sweeping bids and schedule (**5 min**)

Alex said he is arranging street sweeping with CJs “fairly soon.” There was discussion about this being scheduled BEFORE TruGreen comes to apply weed treatment.
- ❖ TruGreen treatment of grass/weeds at asphalt/curb apron, CB to contract TruGreen (**5 min**)

The Board advised Alex that it has approved the spring application of emergent weed control. Total cost for two (2) treatments -- \$1600.
- ❖ Street cross walk re-marking and pot hole repairs (**5 min**)

Ig will no longer be “cold patching” small potholes in our roadways. Alex will seek quotes for repainting the crosswalks and stop bars, along with other asphalt repairs when he obtains the quotes for crack filling and seal coating.
- ❖ Broken water valve cover at 3128 Kilburn, City reported as complete

This has been fixed by the City.
- ❖ Street sewer manhole covers not even with road surface, City reported this closed

Alex was asked to obtain estimates for leveling sunken areas around eight (8) manhole covers. They are marked with yellow dots.
- ❖ Boulders at Access Road will remain, no bollards at cost of \$1900

Everyone agrees.
- ❖ Totem pole of signs relocated to second island with speed and Brewers sign

The majority of Board members are pleased with relocation of this sign AND the height of the sign. It will be high enough to be seen above plowed snow in the winter time.

New Topics

- ❖ Budd's need to pick up orange cones placed at street sewer covers (**5 min**)

Alex was asked to notify Budd's to pick up the orange cones that were used to mark the raised manhole covers.
- ❖ Continuum stump grinding quote & can it be done without damage to other bushes (**5 min**)

Alex will reconfirm this information when he obtains tree quotes from Continuum.

❖ English Gardens corporate program (**5 min**)

There was brief discussion about a corporate discount program that might be available to associations like ours. It was later determined that English Gardens products and services would still cost too much and they are not really interested in doing small projects like ours. Most of their projects are in the minimum \$80,000 - \$100,000 range. They withdrew from consideration.

Place Holders for tabled Topics

- ❖ Road testing from SME, N&F, S&S, and G2. No budget in 2021

Next Meeting

- ❖ May date and time TBD

Next meeting scheduled for Wednesday, May 26, 2021. Although an in-person meeting was discussed as a possibility now that Board attendees have been vaccinated, the meeting was scheduled to be virtual due to out-of-town commitments by a couple of regular Board meeting attendees.