

Arbor Hills Condominium Association

Board Meeting Minutes

Open Session: Apr. 27, 2016

Board members present: Elena Levin, Usha of plants Jindal, Dennis Stom, Winnie Song, Rajiv Saxena

Homeowners attending: Carla Charlebois, Thomas Edwards, Ig Justina, Steve Haddril, Gabe Cherem, Bobbie Kocol, Sheryl Prince, Mahrokh Soltani, Josephine Walcutt, and Fan Wu

Management Company Representative: Karin Witting

1. Two new members of the Board, appointed in February Executive Session, were introduced, and re-assigned Board positions were announced.
2. Reviewed Work Order report.
3. Question regarding payment of attorney invoice from Aug. 2015 was answered.

The Pond Project – Ask Diversified to provide the scope of remaining work and possible completion date. Atwell will inspect completed work, so will the City of Ann Arbor in order to return the bond.

Street Cleaning – Spring street sweeping was done.

Wetland study and Storm drains cleaning – quotes have been obtained and will be discussed during Executive Session.

Mailbox Stands painting and Repair – is ready to roll

City Relations Committee updates – the Board approved joining

Barkley Park in sending a formal letter to the City asking that Woodbury Club project to be sent back to the Planning Commission

Newsletter - the hard copy of the Community Newsletter will be discontinued. All updates and important information will be placed on AHCA website and the community will be notified via email when the information is available.

Community Discussion: two major items were brought up to the Board's attention – (1) terrible condition of the ponds, like rising water levels, invasive species of plants, mosquitoes and (2) out of control rentals.

On the first point it was suggested to explore the possibility of dissolution of Condominium Association and have the city take over the maintenance of all

wetlands and other elements of the community. The Board was given a few references to the Attorneys who provide free consultation on the subject. On the second point the suggestion was to make sure that all rental properties have the required Certificates of Occupancy issued by the City.