

MINUTES

Arbor Hills Board Meeting

April 20, 2011

7:30 – 9:30 P.M.

Monthly Meeting held at Clague Middle School

Board Members/Officers Attending	Elaine Kennedy, President; Deb Holmes, Vice-president; Steve Haddrill, Treasurer; 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 Ten co-owners attended the meeting and some participated by making comments on various topics as listed below during the open portion of the meeting. Committee reports Chairs and Co-chairs of the Solar, Social, Rental, and Landscape committees each gave a brief status update about the activities within their groups. Solar- is in an information gathering mode. Social – has made plans for new activities during the year. Rental – of 22 rentals, 7 need further information gathering. Landscape – has developed preliminary action items and is deciding how to implement the ideas.
8:00-8:30	Handrail issue This issue has been amicably resolved between AHCA and the co-owner and a signed waiver is in place. Fidelity Bond status An updated quote was received from Hanover Insurance Group at a cost of \$500 per year for coverage at an increased policy value. BoD discussion followed attendee input. Consensus was Chase Bank is the only entity asking for this coverage at this time. BoD voted not to purchase the coverage. Deb to contact Tina Harris of Chase to follow up. Revised Collection policy Handouts of the revised policy were passed out to the attendees. BoD has approved the new policy that was written to be compliant with the Association by-laws. The new policy will be distributed to all co-owners with the mailing for the July dues notices.

Association Attorney search - progress

Deb presented information and identified five attorneys that are under consideration. The list was further reduced to three as potential candidates. Deb will conduct further telephone interviews with the candidates and ask specific questions as provided by the BoD. It's required that the new attorney be experienced in condominium law.

Ashburnam & Elsinore Drain situations

The Ashburnam street drain has adjacent asphalt collapse and soil erosion. Further investigation is needed to determine the cause of the erosion and the type of repair required.

The perforated riser at the Elsinore cul-de-sac has been determined to be an eyesore and a safety hazard. Per Atwell engineer, the riser and associated basin are inconsequential and that they provide very little storm treatment in comparison to many other features on site. The BoD has approved filling in the basin with fill dirt and landscaping to the natural features. The BoD will investigate the timing and cost of this course of action.

Aldwych Street Sign

The post that a stop sign and street name sign were on was hit and broken off by a vehicle this past Winter. During the waiting period to purchase a new square post, the street name was removed by someone while the post was lying on the ground. The stop sign is now in place.

Daycare Business out of home

There has been a request by a co-owner to get clarification if such an activity is permitted in AHCA. There was discussion with the attendees and the BoD about the various issues involved with allowing a business activity within the Association. Is this not permitted by the by-laws? Are there any types of business or work activities that would be acceptable? BoD tabled the topic without vote and will further evaluate and study the topic before making a decision.

Stake removal

The stakes from the Atwell survey of detention basins will remain in place until Steve and Ig meet with an Atwell engineer the week of April 24th. The exception is the stakes at the Elsinore basin which can be removed.

8:30-9:00

Presentation by Ig Justyna regarding our Storm water Association City Assessment.

The City has the next step to make a proposal to AHCA regarding:

- How the billings will be charged to AHCA for the common area impervious area that flows to the City system.
- How will any credits to AHCA and individual homeowners be calculated and going back for what time period.

The City has indicated the proposal should be completed by the end of April. After receipt, AHCA BoD will review the proposal and determine if there will be any further action.

9:00-9:15	Road Reserve Study – Status? Elaine described some of common elements in the study and what is the purpose of this 'reserve'? How the reserve is different from Operations and how does this impact our Budget? The BoD is waiting on the final version of the Reserve study to be delivered.
9:15-9:30	Neighborhood Appearance A general discussion was held with many expressing the need to increase the curb appeal of the neighborhood by addressing needed improvements in the common elements and in general the appearance of some of the co-owner's yards. Such things as thrash, lawn mowing, keeping garbage and recycling containers inside garages were mentioned. The Chair of the Landscape committee indicated there were items forth coming from this group to address some of the issues.
9:30	Adjournment