

# Arbor Hills Condominium Association May Board Meeting Minutes

**Date:** May 16, 2019

**Location:** Logan Elementary School, Media Center. This was an open meeting.

Board Members:		Present	Absent	Residents	Unit
President:	Dennis Stom	X		Carla Charlebois, Becky Sackman	92
Vice President:	David Wang		X	Curtis T. Howard	2
Treasurer:	Steve Hadrill	X		Brian, Charnetski	133
Secretary:	Thomas Edwards	X		Dave DeLauter	30
Member at Large	Sherri Fountain	X		Ig Justyna	159
Management Rep:	Alex Stankiewictz	X		Gabe Cherem	166
				Dave Dalton	27

**Agenda:**

- A. Call to Order & Roll Call.
- B. Forum by Residents
  - a. Carla Charlebois: comment about home maintenance, many lawns have remained uncut. Trash cans left outside, not taken in from the street in a timely manner.
  - b. Curtis Howard: commented on cars parking across sidewalks while in their driveway.
  - c. Brian Charnetski: There is a pothole near the mail boxes on Buckthorn Ct.
  - d. Gabe Cherem: Speeding; look into a Doppler unit to warn speeding drivers. Look into renting one, ask the Municipal League for ideas. Dennis will look into this.
  - e. Ig Justina: Says Doppler units are expensive and not effective. Asked about the snow removal contract. Would a per push charge be less expensive than a blanket contract? Will send an old contract as an example. Asked about attorney fees; these are to litigate delinquent accounts and will be repaid to the association.
  - f. Dave Delauter: As solar panels become more affordable, more residents will elect to install them. There is nothing in the bylaws about solar energy, and the Association is in need of a uniform policy. As example, ground units permitted or roof only. Which part of the roof; any or just to the rear or side. A community wide policy needs to be in place within 3 years. A study committee followed by an open meeting is suggested.
  - g. Dave Dalton: drainage problems behind 3262 and 3266 Cromwell need to be addressed right way. The drain that was cleared last fall has collapsed.
- C. Approval of Minutes
  - a. Not reviewed by all Board members, to be amended and approved by email.
- D. Treasurer's Report: The manager provided the financial report and no issues were seen.
- E. Management Report
  - a. Updates on the largest delinquent accounts
- F. Old Business
  - a. DTE & LED street lighting
    - i. Several street light are cycling and need replacement. Sherri has schedule June 10<sup>th</sup> with Vedder. By that date the board has to decide on the type of bulb.
    - ii. Options:
      - 1. Continue with the 240W HPS bulb for about \$290 (25,200 lumens, 24,000 hrs.)

2. Use a 54W LED replacement for about \$220 (7200 lumens)
  3. Consult with Matt at Vedder for other LED bulbs, more lumens.
- b. Downed tree behind unit 119 off Kilburn Park Circle
    - i. An old work order shows that Guardian cut invasive trees behind this residence at no charge. The hanging tree over the drain is not a problem and is not in the water way to the drain. No action at this time.
  - c. Leaning tree No. 2 (with 2 cargo straps) on Ashburnam
    - i. Josh, from Guardian got back to us on this. This tree is a red oak that cannot be cut by order of the city. It can be pruned in the fall. Guardian's price \$115 on the contract 2 years ago, but as they missed pruning it, Arbor Hills wasn't charged for it. Need to schedule Fall trimming.
    - ii. There was one unresolved trim, Willow #78 behind 3232 Buckhorn was to have a 14" spar removed. The homeowner said this was not done.
    - iii. Also Guardian's new field reps will be Grace and Sherri said they would be willing to re-evaluate our tree inventory at no charge.
  - d. Spring Cleanup: This morning, a Continuum crew was at the front entrance cleaning beds etc.

#### G. New Business

- a. 3366 Drainage Problem: Heavy rain concerns for weekend
  - i. Perimeter, a drain repair company has put in a bid for repair and can do the work right away.
    1. \$ 650 for a drain inspection with cameras
    2. \$1850 to repair the collapsed line drains the sumps from 3362 and 3366 Cromwell into the domed manhole: Up to 12 feet, 4 foot depth.
    3. One other vender looked at the project, but refused to make a bid.
    4. The Board voted to go ahead with this repair: Motion by Sherri, 2<sup>nd</sup>-Dennis, passed 4 votes yes, 0 no.
- b. Tree Spraying Program
  - i. 8 Flowering Pears @ Entrance by Greenstreet, 2 applications for \$170 total
  - ii. Approved
- c. Street Cleaning is scheduled for June 6<sup>th</sup>.
- d. Ponds C & D
  - i. Pipe Drain Damage: consensus to have Perimeter look at this
  - ii. Brush Hog: other residents near the ponds do not want them brush hogged, the Board declines to take action at this time.
- e. Speeding Concerns
  - i. Dennis says he will look into perhaps renting a Doppler unit.
  - ii. Future Snow Piles: if there is a problem next winter, vendor will be advised.

#### H. Adjournment: