

Arbor Hills Condominium Association Board Meeting Minutes – May 2018

Date: Thursday May 24th, 2018

Location: Clague Middle School, Media Center. This was an open meeting

Board Members:		Present	Absent	Residents	Unit
President:	Dennis Stom	X		Usha Jindal	119
Vice President:	David Wang		X	Steven Turner	186
Treasurer:	Rajiv Saxena		X	Brian, Griffen Charnetski	133
Secretary:	Thomas Edwards	X		Dave DeLauter	30
Member at Large	Steve Haddrill	X		Ig Justyna	159
Management Rep:	Neil Kollipara	X		Carla Charlebois	184

I. Open Session Agenda:

A. Call to Order & Roll Call.

B. Approval of Minutes (April 30) , review by other Board members incomplete, review and submit by May 31st.

C. Treasurer’s Report: not present, through 05-11-2018

- a. The manager provided handouts, with an expense and revenue report;
- b. Synopsis Total Expense; \$25,837.87 Income: \$52,031.86 Balance: upon request.
- c. Electrical bills have been forwarded from MMI, all caught up.

D. Open Forum

- a. Usha J. raised the following issues, and demanded answers from the Board:
 - i. When will the April minutes be posted and who on the Board will address her concerns?
 - ii. What action will be taken against speeding vehicles on Kilburn?
 - iii. When will the berms of the ponds be mowed and cattails and other “invasive species” removed.
 - iv. When will the “regular” maintenance of wetland blocked water channel and perforated risers resume? Why are storm water problems not addressed until water levels have reached my home?
 - v. Repair storm water pipe from Pond D to Kilburn drain and repair plugged sump pump lines.
 - vi. Why has the Board discontinued Pond maintenance when the Master Deed requires it?
 - vii. The Board is charged with providing the last 15 years of pond maintenance records for homeowner review.
- b. Steve Turner:
 - i. Wants cattails and woody plants to be brush hogged and dredged from the Lochaven Commons area. (a golf course like appearance?) Stated that “all” the other residents had their projects completed.

- c. Brian C. and Dave D. stated that they did not want the ponds clear cut, or a golf course like appearance.
- d. On financials: a request is made for a check register detail report.
- e. The Board's comments:
 - i. On traffic calming; several options: such as speed bumps, rumble strips, painting, Doppler slow light, more signs, stop signs, etc. Homeowner general consensus is essential for any plan.
 - ii. On the ponds; the large map shows several engineered ponds (in yellow) that the Association is responsible for maintaining under the master deed. The areas in green common areas are protected wetlands. Altering them would require permits from the city and MDEQ, etc. Dredging the Lochaven Commons would involve a massive expense to the association. Discontinued brush hogging and use of herbicides has saved the Association about \$30,000 for 2018.
 - iii. The homeowner nearest the water on Lochaven Pond has stated that he knew how close the water was when he bought the house , has never had water in the basement and would like neighbors to stop photographing the back of his house.
 - iv. The Board will investigate a new drain from Lochaven Pond to Pond H or I. The city may pay for part or all of this.

II. Executive Session:

E. Old Business

- a. Approval of the letter to homeowners who need to fix sidewalks.
- b. Authorize the manager to look for a concrete vendor to repair the common area concrete, and give the opportunity for homeowners to piggyback at a reduced rate.
 - i. Most of the private sidewalks only require mud jacking.
- c. Continued investigation of the sump drain blockage between lots 27 & 28. Rent or borrow and auger (\$400) to try and clear the drain.
- d. Add mowing of Ponds B and H to the contract, if they are not on already.
- e. Depth stakes have been installed in several Ponds: Lochaven, landlock, near D channel, and H.

F. New Business

- a. DTE proposal: the Utility will update, repair, and maintain our 40 streetlights. Ownership of the lights would transfer to the Utility. The Association total monthly bill would be a flat \$1043.55 for a contract of 5 years. All light would convert to LED's.
- b. The Board needs to compare this cost with our current 4 bill total, and the estimated cost of replacing bulbs and repairing poles and fixtures.
- c. When the upgraded poles are amortized after five years, what will our rates be? More investigation needed.

G. Next meeting set for Monday, June 25, 2018.

- a. July meeting set for Thursday, July 19th

H. Adjournment: ~9:15 P.M.