

# Arbor Hills Condominium Association

Open Meeting Session at 7p.m. on May 28, 2014

Location: Clague Middle School

AH BoD: Collin Ross, President, Vance Allen, Treasurer, Elena Levin, Vice-President, Zhenlin Liu, Director-at-large, and Usha Jindal, Secretary.

YPM Representative: Karin Witting

Home Owners Present: Quan Zhen, David deLauter, C. Stephan, Gabe Cherem, Jane Klingsten, Carla Charlebois, Bobbie Kocol, Rebecca Sackman, Susan Lass, Brian Charnetski, Ig Justyna, Elaine Kennedy, Jeanetto Stepniewski, Dave Baldrige, Grazyna Biskupski, Tad Biskupski, Wei Wang, Qilzyan Li, Chris Sches, Heather Finnegan, Sheryl Prince, Mounira Ramadan, Fan Wu, and Steve Haddrill

1. Review of the April Board Meeting Minutes:
  - a. Collin pointed out that the April board meeting minutes posted to the Arbor Hills website were draft minutes, and asked for additions and corrections.
  - b. Jane Klingsten proposed that a reference to “lack of busing” in item 5 be changed to “Discontinuation of busing for Clague students in the fall.”
  - c. Collin stated that a pump house use plan document referred to in the April minutes was intended to be ready by the May meeting, but is not yet ready. This document, listing options for Board and neighborhood consideration regarding the pump house, is still being prepared.
  - d. Collin read the text of a change proposed by Jane Klingsten to item 12, related to community gardening, with the corrected item to read, “There is a renewed interest in community gardening in our neighborhood. Two small raised garden beds to demonstrate community gardening are being investigated for Arbor Hills Park as an Adopt a Park volunteer project, independently of the Association. Project Grow has offered to donate plants to the demo gardens. Various neighbors expressed enthusiasm for a community garden and two neighbors volunteered at the meeting to help with the garden beds.”
  - e. Elaine Kennedy proposed a correction to item 15, and after discussion, the minutes were changed to read, “The Board is investigating further the topic of raising chickens in Arbor Hills”.
  - f. Various aspects of mosquito dunk treatments were discussed, including budget, distribution, and application policy. The Board indicated that more follow up would be done on this topic.
  - g. A motion to approve the April minutes as amended was approved.
2. Demo Community Garden:
  - a. Discussion ensued regarding the proposal by a group of neighbors to install two 4’X8’ demo garden beds in Arbor Hills Park, through the City’s Adopt-a-Park program. The Board listened to expressions of both concern and support from the homeowners in attendance.

- b. Collin proposed that this topic be discussed at another meeting. A motion to end the current discussion and table it to another meeting was made and approved.
- 3. Neighborhood Survey Results:
  - a. Gabe Cherem presented the results of the recent Neighborhood Survey, which included a total of 44 responses, a return rate of 22%.
  - b. A discussion ensued, in which the value of fully anonymizing the responses to future surveys was discussed. Elaine Kennedy volunteered to help with the next survey, in order to achieve this goal, and others offered ideas, as well.
  - c. Collin indicated that the Board would use the survey results as a baseline and guide for continuous improvement in the performance of the Board, Association, management company and contractors, with the goal of building a high performing organization over time.
  - d. Meeting participants thanked Gabe Cherem for undertaking the survey and reporting the results.
- 4. Community Relations Committee:
  - a. Committee Chair Jane Klingsten reported on pedestrian safety issues affecting the route from Arbor Hills to Clague Middle School. These include unsafe pedestrian crossings and high speeds on Green Road. Walking distances between AH and Clague were also discussed, as well as recent incidents in which pedestrian islands and their safety equipment have been hit by cars on Green Road.
  - b. The Committee's efforts to lobby for the restoration of school bus service for Clague students next year and in future years were discussed. Several meeting attendees expressed support for this goal, and indicated their support by marking on the meeting sign-in sheet.
  - c. Jane explained that letters were being prepared, to be sent to the Clague Principal and AAPS Superintendent regarding the restoration of bus service, and that the expressed support of both the AHCA and individual neighbors would be very helpful. Meeting attendees were also encouraged to contact the AAPS directly via email regarding this issue.
  - d. Ig Justyna requested that names of the members of all committees be posted to the AH web site, with which Collin concurred.
- 5. April Financial Report:
  - a. Karin reported on expenses, reserves, CDs, payments, late fee income, payments to maintenance contractors, and reserves.
  - b. In response to a question, Karin stated that YPM had filed for an IRS extension on the AH taxes.
  - c. Ig Justyna pointed out revisions made in January 2014 to the Michigan condominium act, regarding access to the financial records.
- 6. Spring walk through:
  - a. A summary of the spring walk through results was presented by Karin.
  - b. Karin noted that some violations were noted during the spring walk through, and violation letters either had been or would soon be sent for these. Collin clarified that the

violations noted fell under the "Routine Inspection" categories stipulated in the Inspection Policy.

- c. It was noted that movement of rocks at the exit of the emergency access road on Ashburnam road was done by the Snow Removal Company, not by the City garbage trucks.
7. Speeding and Dangerous Driving:
    - a. Speeding and dangerous driving were discussed. It was pointed out that the City of Ann Arbor has a web site specifically for reporting traffic safety issues of this type. It was noted that in order to report a speeding vehicle and driver, it is necessary to note many details, including speeding vehicle color and make, driver gender, time of speeding, and streets where speeding occurred.
    - b. Brian Charnetski reported on a City Neighborhood Watch meeting he recently attended, at which he was able to ask the Police Chief of Ann Arbor about traffic safety issues in our neighborhood. Brian reported the Chief's comments that, while AAPD cannot carry out certain types of enforcement on AH streets, they can still take action against reckless driving.
  8. Fire Hydrants Flags: It was noted that the fire hydrant flags and towing signs were taken down in late May. Collin commented that in the future, they will be taken down sooner, even in years where winter weather lingers as it did this year.
  9. Meeting Minutes Posting Policy: In response to a question, Collin noted that there is no policy that establishes a timeline for the posting of Board minutes, although this would be desirable. Collin commented that the Board has been aiming to get the drafted minutes posted within about 2 weeks after the meeting, based on the expressed expectations of some in the neighborhood.
  10. A motion was made to adjourn the meeting, and it was approved. The meeting was adjourned at 8:45pm.