

Arbor Hills Board Meeting

May 16, 2012

Board Members	Elaine Kennedy – President Deb Holmes – Vice-president Ig Justyna – Treasurer David Finnegan – Secretary Carla Charlebois – Director	
Management Company	Jeremy Dantzler, Provident	
Residents Attending	Steve Hadrill	Brian Charnetski
	Thomas Edwards	

LED Lighting:

- Comments from LED Lighting survey discussed
- Existing bids for lights is dated 8/8/11. Price on bid was good for 30 days
- LED lighting committee prepare for special meeting and to pursue next steps including:
 1. Get updated bids for light fixtures and installation
 2. Discuss concerns raised by residents on lighting survey
 3. Prepare updated information (including updated costs) to review at a special meeting of AHCA residents
- Following special meeting, vote will be put to neighborhood as to whether or not to proceed
- Provident to investigate specific rules on taking funds from the Reserve Account

Reserve Expenditures

Pond Silt Removal:

- Provident awaiting re-contact by MDEQ to ensure silt removal is done properly, without violations
- Resident advised that ponds in question are detention ponds that do not drain into a stream and, therefore, do not require a permit
- Provident advised that no bids have been received yet for work
- Board and residents discussed and agreed that contractor would need to get a permit from the city to cross through the park to perform work on pond

Curb Replacement: No updates. Board members will walk neighborhood to identify replacement/repair needed.

Seal Coating of Roads:

- Board reviewed bids provided by Provident for seal coating of roads
- Provident advised that standard warranty for seal coating is 1 yr
- Board requested Provident contact companies to get references to view their work
- Provident clarified all bids are for 2 coats
- Question raised on how we decided how to fund this item from the Reserve account, as specified in the Reserve Study and if a vote is required
- Provident to respond with answers by 5/25/12

Neighborhood Aesthetics

Street Signs:

- Provident advised that signs have been ordered and are awaiting arrival before scheduling installation
- Concern raised that Cromwell & Earlmoore sign is not plumb – suggestion made that the signs may be loose as opposed to the pole being crooked. Provident to review and adjust as necessary.

Storm Drain Clearing:

- Board reviewed 3 bids provided by Provident
- Board agreed to proceed with Metro Sewer Cleaners for storm drain clear out
- Board discussed cold patch of drain at Thomas Edward's house and agreed this would be reviewed after Winter of 2013 for repair as necessary.
- Elaine advised that 2012 Budget contains funds for repair, if required.

Homeowner Inspections: Provident reported that neighborhood was reviewed on foot on 5/10/12 and will proceed with necessary notifications to homeowners/residents.

Quarterly Taxes: Board agreed not to pay Quarterly Estimated Taxes for 2012

Appearance of City Parks:

- Suggestion made that residents be encouraged to contact the city to request action on cutting of grass and weeds.

Landscaping Front Entrance:

- Resident suggested Board phase-in landscaping changes year-to-year to keep within budget and monitor success of plants in area.
- Board to take suggestion into consideration in determining how to move forward.