

MINUTES

Arbor Hills Board Meeting

May 18, 2011

7:00 – 9:30 P.M.

Board Members
Elaine Kennedy – President
Deb Holmes – Vice-president
Steve Haddrill – Treasurer
Ig Justyna – Secretary
Winnie Song – Director

<u>Time</u>	<u>Item</u>
7:00 – 7:30	The minutes for this session are recorded separately and are not posted on the AHCA web site.
7:30 – 7:35	Introduction of New Select Community Manager – Aaron Hawley Introduction of New Board Member – Ig Justyna
7:35 – 8:00	Open Questions & Answers Ten co-owners attended the meeting and some participated by making comments on various topics. Two residents asked about what could be done regarding algae and growth of cattails in the detention ponds. BoD to follow through with any appropriate actions.
8:00 – 8:30	Clean Energy Coalition Presentation – Deb Heed Helpful ways for homeowners to save money and energy while conserving our community's natural resources
8:30 – 8:45	Various <ul style="list-style-type: none">- Website Change and Facebook Page. Web site changing to CMS, content management system, and AHCA is on Facebook.- Association Attorney search – Progress has been made, three attorneys will be interviewed by BoD.- Ashburnam & Elsinore Drain situations. Quotes are to be obtained to re-seat the Ashburnam drain. The Elsinore riser will be covered by Ig with close spaced wire fabric.- Ashburnam Downed Trees. Obtain bids for removal.- Aldwych Street Sign. Replacement sign has been ordered.- Daycare Business status. Copy of license from state has not been received, tabled for next meeting.- Fidelity Bond - updated information. Further analysis determined this was not required.- Stake removal status. All stakes are to be removed as elevation reference point is set by the invert pipe in each riser.- Committee & Select's monthly reports. Tabled due to time constraints.

- 8:45 – 8:55** Rental Homes Compliance. Chuck Daniels reported 17 of 22 rental homes are in compliance. Five are pending establishing contact with the owners and BoD agreed to provide assistance in establishing contact upon request from Chuck.
- 8:55 – 9:05** Stormwater Appeal Results – Financial Impact – Response to the City AHCA received a proposal dated April 28, 2011 and is talking to the City in to establish a future billing scenario and a retroactive date. This is being done without the use of an attorney to eliminate any further legal fees.
- 9:05 – 9:15** Reserve Study – Status – Operating Funds versus Reserve. BoD has taken action to classify funds that were listed as operating funds, to that of reserve funds as required. Reserve Study will now be go to final report.
- 9:15 – 9:30** Neighborhood Appearance
- Landscape Committee Inspection Notification. The committee has prepared an inspection notification flyer that will be used during the neighborhood inspection the first week of June. Also designed is a follow up reminder to be used at subsequent times during the year to remind co-owners not in compliance.
 - Clean up Day. A neighborhood clean up date will be designated and performed by volunteers.
 - Street cleaning. The street cleaning company has been asked to return and clean areas that were missed.
 - Mailboxes. The ongoing issue of mailboxes that remain in disrepair was presented. There was discussion about the best method to assure the mailboxes do not detract from the aesthetics of the neighborhood. The options were AHCA maintain or the co-owners maintain. After discussion, the BoD voted to set a policy that the mailboxes are a common element and that AHCA will be responsible for the maintenance.

9:30 Adjournment