

Arbor Hills Condominium Association

Open Session May 22, 2013

Location: Clague Middle School Media Center Nixon Rd. Ann Arbor

Participants: Ig Justyna President, Carla Charlebois Treasurer, Jill Kulhanek Secretary, Vance Allen Director, Josh Meatte Marcus Management

Not Present: David Finnegan Vice President, Ralph Marcus Marcus Management

AHCA Residents Present

Thomas Edwards, Lixin Fan, Ira Kakade, Brian Charnetski, Steve Haddrill, Steven and Celest Turner, Janet Sherman, Pamela Stom, Victor Chen

820p Open Session

Inquiries were made about unburied Comcast cable lines, the residents were advised to call Comcast directly, as they are supposed to bury the lines.

Steve Haddrill asked about the Pond cleanings, Steve was advised two companies were identified to do the work, and Josh from MMI was meeting with the companies to get bids. Steve was advised the bids would be quoted for removal of the pond debris and non removal of the debris.

Brian Charnetski thanked the board for addressing the Comcast lines and pond cleaning.

The BoD received several questions about the inspection letters and some residents receiving two letters. Josh from MMI explained that MMI did an inspection and some of the BoD re-inspected after the original MMI inspection to calibrate the violations to current Neighborhood Polices. The residents were advised the BoD added violations for side walk repairs and painting of house trim and also removed MMI violations for the requirement to have tree rings and to repair faded window screens. It was also explained that the letters were drafted from the wrong inspection sheet and MMI was correcting that issue. BoD also explained the inspection followed the bylaws of the neighborhood, and were

done so everyone in the neighborhood was treated and inspected in the same objective manner. BoD advised the residents that MMI and the BoD were looking for feedback when residents would make corrections and sending time frames for the corrections to be made.

3275 Dunwoodie the resident complained about two inspection letters indicating she needed a new roof. The resident was advised to send correspondence back to MMI on a plan for her roof, and a time frame to fix the roof. The resident was advised the BoD would re-evaluate her violation once she sent correspondence to MMI on a plan for her roof.

Brian Charnetski asked the BoD to tone down the inspections. Brian believed it was a lot to ask a resident to replace their roof at a cost of \$7000 to \$8000. Brian did not believe the BoD should make the resident repair the roof that it should be up to the resident. Ig replied to Brian by advising roof damage reflects poorly to the appearance of the neighborhood. Missing shingles and curled up shingles are also a harbinger of water damage. Ig then explained to the residents the responsibility of living in a Managed Community, Ig also advised MMI and BoD performed the inspections in a manner that everyone was treated fairly in the community.

The BoD also explained to the residents that the 6" lawn rule was consistent during all the inspections.

A resident complained that the last 1-2 years enforcement in AHCA has been invasive and the rules have not changed, but the enforcement has an interpretation. The complaint also stated that the enforcement has not been consistent. It was also stated that the majority of the neighborhood is in violation and the Bylaws should change not the homeowners. It was explained that in order to change the Bylaws 2/3 of the Association would have to agree, and there would have to be a special meeting. Ig advised a committee is currently working on re-writing some of the Bylaws and the Policies of AHCA, and he encouraged all present to join the Bylaw Committee.

Steve Haddrill advised that sometimes neighbors do not know when they need to do improvements on their homes, as some are first time homeowners. Steve asked about the cost of the mailings reference the inspections and Josh from MMI advised there was no additional cost it was included with the inspections costs. Ig again advised the residents that the BoD went back over the inspections and corrected some of MMI violations.

BoD also explained MMI was brought on board to get the neighborhood back into compliance.

Steve Haddrill asked for more specifics on the letters as to the exact violation, there was also a suggestion to photograph the violation and offer an email just for contact about the violations.

Residents expressed several complaints about the interpretation of patchy grass and weeds in lawn with the inspections.

A resident inquired about a cut off time for providing suggestions for the Bylaw Committee, Ig advised suggestions are welcomed anytime with no cutoff date, Ig advised the committee is trying to go through the Bylaws by sections, and they were advised to email the suggestions to the BoD.

Steve Haddrill asked about any plans to handle the speeding issues, BoD advised Steve the speed indicators were tabled due to their cost.

Ig advised the residents that he replaced the light sensors in phase I of the neighborhood, and he will replace phase II next.

900p END OF MEETING/Next Open Session July 24, 2013