
AHCA BOARD MEETING MINUTES

JUNE 24, 2021

Monday, June 24, 2021: 7:30 – 8:45 PM - Meeting via Zoom conferencing
Board Members attending: Carla Charlebois, Thomas Edwards, Ig Justyna
Board Member not attending: Sherri Fountain (excused)
Management Representative: Alex Stankiewicz, Casa Bella Management

Review and Approval of Previous Meeting Minutes

- ❖ May meeting minutes posted to AHCA and CB web sites. **Duly recorded.**

Financial/Legal/Administrative

- ❖ Casa Bella Management report

- Legal.

No response. Board authorized sending letter with next steps.

- Review inspection of June 1.

Alex will provide an updated spreadsheet reflecting resolved and unresolved issues identified during the June 1 inspection. Since not all members of the board are present, the Board will discuss via email and determine next steps for communicating with co-owners who still have unresolved issues.

- ❖ Treasurers report: May financials (as of 5/31/21)

\$ 70,281.05– Operating Budget

\$ 691,697.70– CDs + Money Market Account

\$ 28,750.00 YTD Reserve Contribution (\$ 5720.00 Monthly)

Carla asked about the 2nd half dues notice she received although she has paid for the year. Alex stated that Casa Bella had switched to a new company for printing the notices and there were bugs to be worked out. To the Board's knowledge only two co-owners had this occurrence.

CD's were reviewed and rates remain low at .55% maximum for short terms. Longer terms such as a 5-year term can earn up to 1.5% but doesn't make sense to lock up funds for such a length of time in these uncertain financial times.

Four co-owner accounts are delinquent for dues of which one has reached threshold for legal.

Alteration/Modification Requests

- ❖ Alteration/modification submission/actions:

Submissions have been received for a garage opening change, front entry change, and a garage attic repurpose construction which the Board has reviewed and approved or is reviewing.

New Topics

- ❖ Board election timing vs. October annual meeting

The Board has received advisement from Andy Kaczmarczyk, Casa Bella owner, and Makower legal for the next meeting for elections of directors. Since one Board member was not present at this meeting, Board will discuss via email and determine if it is possible to hold the meeting before October.

- ❖ July open board meeting (10 min)

The open board meeting is tentatively planned for July 15.

- ❖ Co-owner emails and social media postings with false and misleading statements

Since a Board member was absent for this meeting, any action or reply was deferred to discussion via email communications with the full board present.

Open Board Issues

- ❖ Placing boulders at the corner of Ashburnam Rd and Ashburnam Ct.?

Board voted to not place boulders due to their initial cost and that they are likely to be struck by garbage, recycling, or compost trucks and dislocated and then incur the cost to relocate them.

- ❖ Flower bed mulching and timing of median mulching

Board affirmed to move forward with the mulching utilizing volunteers to do the work and is tentatively scheduled for mid-July. Call for volunteers.

- ❖ Mail box and stand repair/replace, Need bids

Two bids for repair/painting/number replacement have been received (\$ 6,800 and \$ 3,400) and will have third bid shortly. Ig will order two sets of new mail box numbers.

- ❖ Storm drain cleaning schedule?

Contractor will be on site during the July 5 -8 time period.

- ❖ TruGreen weed treatment at asphalt/curb apron, any alternative treatments vs. herbicide

Full Board will discuss via email alternatives and next actions

- ❖ Street cross walk marking and pot hole repair

Board will use A&R bid of \$500 and proceed with painting the two crosswalks and stop bars at designated intersections/stop signs within the neighborhood. Volunteer labor will be utilized for cold patch pothole repair.

- ❖ Median trees Board volunteers are watering

Water for the six (6) new front island trees will be obtained from the spigot of Sherri Fountain. Sherri will oversee and monitor the water schedule relative to rainfall. She will be reimbursed for the water. Sherri's efforts (with an occasional assist from Ig) will save AHCA thousands of dollars and help provide the trees with an excellent start for growth and health for next year.

- ❖ Front entrance sign replacement scheduled for last week of July

- ❖ Street sweeping completed on June 22

- ❖ Mosquito treatment of ponds, June completed, upcoming are July, & August treatments,

Place Holders for tabled Topics

- ❖ Road testing from SME, N&F, S&S, and G2. No budget for this in 2021

Next Meeting

- ❖ Tentative, July 15, 7 PM, Open Meeting in Kilburn Park. Announcements will be made in an e-blast from Casa Bella and a message on the yellow sign board.