

# Arbor Hills Condominium Association Board Meeting Minutes

**Date:** Thursday July 19, 2018

**Location:** Applebee's, Green Road

Board Members:		Present	Absent
President:	Dennis Stom	X	
Vice President:	David Wang	X	
Treasurer:	Rajiv Saxena	X	
Secretary:	Thomas Edwards	X	
Member at Large	Steve Haddrill	X	
Management Rep:	Neil Kollipara	X	

## Agenda

- A. Call to Order & Roll Call.
- B. Approval of Minutes: No quorum in June 2018, meeting not official
- C. Profit and Loss Report; Reviewed, clarification on insurance. Mgr. will send a copy of COI to President of Board
- D. Management Report
  - a. Balance Sheet and Profit and Loss submitted
  - b. Delinquent accounts; 2 still with Attorney. House on Ashburnam is still in foreclosure. It may require \$200,000 or more to repair water damage per feedback from a neighbor friends who is a contractor.
- E. Old Business
  - a. Regarding our DTE bill; our flat rate bills can be adjusted, but DTE will need to know when the LED were installed. Invoices needed from the contractor (Vedder). Our contact at DTE: Glenn Roland.
  - b. Solar light: step by step repair
    - i. Remove the old base; (quotes from DCAM and RAR)
    - ii. Inspect and repair the damaged drain; Midwest will look at it, quotes from DCAM and RAR. No follow up by MMI.
    - iii. Recap old wires, remove from old base (quote from Vedder)
    - iv. Wire the solar light to the grid (Vedder) after Ron@ NLS finishes warrantee work. Ron at NLS should be out August 9.
  - c. Crack fills and drain repair; Brandon of Midwest Pavement will review the drains and see repairs are done this week. (per E-mail)
- F. New Business
  - a. Juniper and Pear trees at front entrance treat for the rust virus, which affects both. Budget, 5 applications for the junipers this year: \$125 per app. Treat the pears next spring before they leaf. Sherri Fountain provided insights on this issue via email.

- b. Pond Mowing and Trimming; adding Ponds B and H for mowing and trimming, times six; once in July, twice in August /September and once in October. Total \$900.00 to Continuum. Board approved.
- c. Sign Repair and replacement:
  - i. Replace 10 stop signs, 2 speed limit & 1 child at play sign. Reuse Crime watch, street parking/snow warning/towing sign, and no soliciting sign.
  - ii. Quote from Express Signs was \$626, \$125 to install all signs.
  - iii. Quote from Big Bore Signs: \$1448.00 !!
  - iv. Quote from Express Signs was approved July 26 by the Board
- d. Review Modification form for 3263 Dunwoodie, new stock fence for back yard: Board approved.

G. Next Meeting: Schedule an open meeting, with Jerry Hancock, the city Storm Water Coordinator. There will be only one agenda item, the Ponds. Date to be determined once City confirms August availability.

H. Adjournment