

Arbor Hills Condominium Association

Open Meeting Session at 7p.m. on July 30, 2014

Location: Clague Middle School

AH BoD Present: Collin Ross, President, Elena Levin, Vice-President, Zhenlin Liu, Director-at-large, and Usha Jindal, Secretary.

AHBoD Absent: Vance Allen.

YPM Representative: Karin Witting

Home Owners Present: Tad Biskupski, Ig Justyna, Brian Charnetski, Barbara Cherem, Gabe Cherem, Carla Charlebois, Jacques Germa, Heather Finnegan, Bobbie Kocol, and Don Kocol

- I. Call to Order: Collin Ross called the meeting to order at 7:00 pm at the Clague Middle School.
 - a. Ig Justyna objected to recording the open meeting and to the premise of requiring consent to recording as part of the sign-in process for the meeting. Collin postponed the recording of the open meeting until legal counsel can be consulted on these issues.
- II. Review of June Open meeting minutes
 - a. Ig Justyna said that in the last board meeting the three minutes limit on public commentary was not mentioned. The Board noted his comment for further investigation. Ig Justyna also stated that some stop sign white stripes block the public cross walk.
 - b. Timeline for the review of open meeting minutes: Rough draft of the July board meeting minutes will be reviewed at the next open board meeting. Minutes will be posted on AHCA website, as soon as possible, after the review has taken place.
 - c. It was noted that the review of the previous meeting minutes is intended to ensure the accuracy of the items in the minutes, not as a re-hashing of those same items. There are other opportunities for further discussion of items that require it.
- III. Public Commentary speakers
 - a. Brian Charnetski emphasized that we are a neighborly community and the neighbors need to treat each other with respect.
 - b. Tad Biskupski objected to the three-minute limit on the public commentary, and homeowners' inability to interrupt a public commentary speaker to ask questions.
 - c. Usha Jindal, as a homeowner, presented to the Board sheets containing 104 signatures in support of the two demo beds in the Arbor Hills Park and also requested Board to give due consideration and support homeowners' desire to build and enjoy the gardens and park. Jacques Germa requested that his name be withdrawn from the petition list.
 - d. Barbara Cherem voiced that per Robert's rules of parliamentary procedure, an absent member, at the previous board meeting, can review the minutes but cannot challenge its accuracy.
 - e. Open Discussion

IV. Committee Reports

- a. Usha reported that the Bylaws Committee has two new members: herself and Sheryl Prince. The committee plans to meet every Wednesday at 6:30 pm at Sheryl's home. David McLaughlin and Thomas Edwards, who have served on this committee, will be contacted by email to join the committee meetings. There is no chairperson of this committee at this time.
- b. Social committee report: Bobbie Kocal presented the neighborhood picnic details and voiced an urgent need for volunteers to help with various planned activities.

V. The Financial report was distributed and discussed at the meeting. YPM was requested to use double-sided printing to save paper.

VI. Community Updates

- a. The existing policy on the storage of trash, recycling and compost bins outside remains in place, pending the Board's review of relevant Federal laws regarding accommodations required for disabled homeowners.
- b. The Board will review the text of the standard violation letters used by YPM, to ensure that the letters are appropriate and effective.
- c. YPM surveying the community: Heather Finnegan reported that some neighbors leave items in the yard and on the curb for weeks. Ig Justyna reported that YPM need to actively survey the community because some home owners have left dead branches in their front yard for over a month.
- d. Snow removal contractor for next winter: The Board will find another snow removal contractor for next winter. Bids for a new contractor have not been received.
- e. Curb repairs: YPM will solicit bids to locate new contractors to do the curb repair work.
- f. Stop sign at Kilburn and Strand court: the issue has been sent to the legal counsel for investigation.
- g. Pond maintenance contract and need for DEQ permits: Ig Justyna pointed out that in 2010, the ponds' maintenance work did not require any DEQ permits. YPM will review the 2010 study with Atwell Hicks and look into the reason for the need of DEQ permits.

Meeting was adjourned at 8:30pm