

Arbor Hills Condominium Association July Board Meeting Minutes

Date: July 30, 2019

Location: 7:00 pm at Kilburn Park. This was an open meeting

Board Members:		Present	Absent	Residents	Unit
President:	Dennis Stom	X		Carla Charlebois	92
Vice President:	David Wang	X		Ig Justina	159
Treasurer:	Steve Hadrill	X		Jaques Germa	148
Secretary:	Thomas Edwards	X		Suresh Cowlagi	190
Member at Large	Sherri Fountain	X		Dave DeLauter	30
Management Rep:	Alex Stankiewicz	X		Srinivas Eaty	139

Agenda:

- A. Call to Order & Roll Call.
 - a. Pam has taken a job with another company, so Alex will be our manager until further notice.
- B. Approval of Minutes:
 - a. Under review: to be approved by August 5.
- C. Co-owners Concerns:
 - a. Ig:
 - i. Weeds growing between cracks on the roadway.
 - ii. New LED 115W gives off a “stark, sterile” light.
 - iii. Ig looking for details on the 115W led lights and where all LED streetlights are located.
 - b. Carla
 - i. 3457 Ashburnam has a red stop work sign on the door, lack of permits sited
 - ii. The grass has not been cut in months, remedy requested.
 - iii. Transfer of title from Ditech to the new owners not completed.
 - iv. The need for crack sealing for current year. Check into a new contractor
 - c. Jaques
 - i. No comment: volunteered to spray weeds on roadway cracks
 - ii. Advised the need to clean street drains of leaves
 - d. Dave
 - i. An extra trash can (from City) needed for dog waste in Kilburn Park
 - ii. 3457 Ashburnam maintenance issues need to be on the annual meeting agenda in October
 - e. Suresh
 - i. Liked newsletter
 - ii. Likes the new LED street lights
 - f. Srinivas
 - i. Snow plow issues with mounds last winter
 - ii. Concern expressed of calling into Casa Bella to complain about the snow mounds but CB was rude
 - iii. Water/mud collects at the curb at the corner between Dunwoodie and Buckhorn

- g. Comments on co-owners concerns
 - i. Steve proposed to use environmentally friendly weed control: like a vinegar, salt, and soap mix (AA Park's Department using the same mix).
 - ii. Lighting: safety vs ascetics, the 54w LED on Ashburnam may be too dim. Out of 8 comments 6 were positive, 2 negative. An Excel file and map will be released to Ig as requested of LED locations and wattages.

D. Executive Session

E. Treasurer's Report: The manager gave some figures, and an expense and revenue report;

- a. Balance sheets submitted
- b. Question about the addendum to the Continuum mowing contract, was it ever submitted, and what is the cost. Work not being fully done.

F. Management Report

- a. Pam has taken a job with a different firm, Alex will be our manager until further notice.

E. Old Business

- i. Addendum to mowing contract: Alex will check with Continuum to see if they received the addendum
- ii. Invoices submitted for mowing, but not for pond mowing yet
- iii. Lighting project is complete
- iv. Street crack sealing, pot holes and cross walk painting all need to be done.
 - 1. Birmingham Sealcoat will be invited to tour the neighborhood and give a bid.
 - 2. Crack repair and crack sealing should be done every year, with \$6,000 to \$10,000 budgeted.
 - 3. A walk thru schedule for August 6th.

F. New Business

- a. Neighborhood inspection: schedule for August 6.
 - i. Thomas, David and Sherri volunteer for this.
 - ii. Assessment of mold on siding, landscaping and sidewalk hazards, other bylaw issues.
- b. Car in Kilburn Park for about 4 weeks: black Mazda with Ohio plates. Find out who this belongs to and cite for towing if necessary.
- c. Dennis and Steve to go to local Flagstar Branch to transfer account to current Board members.
- d. Zombie house – status update to owners – update by weeks end from Alex
- e. Alteration Requests
 - i. 3423 Bayswater; replace deck
 - ii. 3353 Cromwell, replace windows
 - iii. both approved

G. Next meetings

- a. Wednesday August 28, 7:00 pm (closed at Sherri's)
- b. Wednesday September 18, 7:00 pm (closed at Sherri's)
- c. Thursday October 24, at Clague Middle school, Annual meeting, 7:00 pm

H. Adjourned at ~9:00 PM