

Arbor Hills Condominium Association

Board of Directors Meeting; Open Session July 24, 2013

Location: Kilburn Park. Ann Arbor, MI

Participants: Ig Justyna President, David Finnegan Vice President, Carla Charlesbois Treasurer, Jill Kulhanek Secretary,

Not Present: Vance Allen Director

709pm

Meeting started, Ig Justyna addressed the attendees about protocol for the open meeting. Ig asked for all to be friendly during the meeting, exercise politeness, and raise your hand to comment.

Agenda

BoD advised there were four residents who requested to speak/have comment topics.

BUDGET

Carla Charlesbois presented the mid-year budget, AHCA is budgeted for \$53,000 as of mid-year we have spent \$43,647 for a savings of \$9353.00. The association was advised we saved money in common area maintenance and storm sewer repair. BoD did advise there may be an adjustment to the savings depending on the cost of snow plowing and salting in the winter months.

Usha Jindal asked if the current budget included an August payment for services to MMI, she was advised it is not August yet so MMI has not been paid for August.

BoD informed the association about the Ice Cream Social and music in Kilburn Park possible date choices of August 13, 14, and 15.

Colin Ross asked if the curb repairs were in the BoD radar for budget purposes, he was advised the curbs were scheduled to be repaired last year per the Reserve Study. Curbs in the neighborhood were inspected by MMI and BoD. There are 23 areas that need fixing. BoD advised we have only received one bid so far to repair the curbs of \$11,340 and the funds are allocated in the reserve account.

Steve Haddrill asked if additional curb repairs could be added on at the homeowner's expense. He was advised the BoD would have to check into it.

Pond Repair

BoD told the association three ponds need to be cleaned, Aldwych, Kilburn, and the old Pump House ponds. They were advised the BoD is having a hard time getting bids to clean the ponds and we have received one bid for almost \$30,000.00, and there is only \$16,000.00 in reserve to clean the ponds. Steve Haddrill asked if the BoD asked for a bid from Atwell and was advised Atwell was one of the companies in the bids.

Aesthetics Committee

BoD asked the association for volunteers to serve on an Aesthetic Aspects Committee of 5 residents to develop a survey to present to the association to determine what the neighborhood would like to see as far as Aesthetics inspections in the neighborhood. The Board advised that Jill Kulhanek would be a member of the committee. The other volunteers were, Elaine Kennedy, Gabe Cherem, Brian Charnetski, and Colin Ross.

Gabe Cherem asked if the survey had to follow the neighborhood bylaws, and he was advised we could not go against the bylaws. He was advised the neighborhood policy relating to aesthetics could be changed, but the bylaws were more difficult to change.

Elaine Kennedy commented that in order to change the bylaws the community needed 2/3 vote and had to consult with an attorney.

BoD asked for the committee to try and have the survey together in two weeks. BoD also advised the survey would be distributed both as a hard copy and electronically.

Usha Jindal asked when the survey is completed if the results would be posted and she was advised the results would be posted.

Bobbi and Don Kocol indicated they have an unsafe tree behind their house in the wetlands. They were advised Usha Jindal has already complained about the tree on Saturday 7-20-13. MMI was immediately called and advised about the tree, and a tree specialist had already evaluated the tree and determined it was not going to fall on their houses. The Kocol's said there were three additional dead trees in the wetlands, they were advised the BoD would evaluate the trees and determine if they need to be

cut down. While this conversation was taking place David Finnegan sent MMI an email asking for a status from MMI on getting the tree behind Kocol's house cut down.

Gabe Cherem asked for a BoD to establish a process to obtain input from the association in hiring the management company. The association was advised of the Decision Matrix that Vance Allen had developed, and the BoD was posting the Matrix on the website to obtain input from the neighborhood about the five management company's the BoD is looking at. Ig Justyna explained the Decision Matrix to the association advising the category weighting percentages are draft and may be changed.

Gabe Cherem also inquired if the management company interviews would be open to the association, and the BoD advised likely not because facilitating that type of interview would be difficult, and it would be difficult to conduct interviews with a multitude of people. Gabe Cherem commented MMI was \$4,000.00 more than the previous management company, he asked if the new company would be more in line cost with the management company prior to MMI and was advised the cost would be more in line of the company prior to MMI.

BoD was asked with a new management company coming in what services are bided services, and they were advised snow plowing and lawn mowing are bided out each year.

Usha Jindal asked the BoD if a conflict of interest policy was in place for the BoD, she was advised it is covered in the Michigan Non Profit Corporation Act, the Law is posted. Jane asked when AHCA became a Non-profit association because she believed we did not qualify as a non-profit organization. She was advised AHCA is a non-profit corporation. This is stated in the Master Deed and AHCA is registered with the State of Michigan Department of Licensing and Regulatory Affairs.

Brian Charnetski indicated to the BoD he knew someone who lives in a community Kramer-Triad manages and he would attempt to get reference information about the company.

Gabe Cherem suggested neighbors use Yelp on the internet to evaluate management companies.

Jane Klingsten requested the BoD consider purchasing the Mosquito Dunks to control the mosquitoes in the neighborhood. Jane believed the dunks would benefit everyone in the neighborhood. The BoD opened the discussion up and a vote was taken with the BoD and association members present. It was agreed and approved that two months of the mosquito dunks would be purchased, Ig advised he would purchase the dunks and the BoD asked for volunteers to distribute the dunks throughout the neighborhood. Steve Haddrill, Brian Charnetski, Janet Sherman, Collin Ross, and Jacques Germa volunteered to distribute the dunks.

BoD agreed to allow Kelsey Moran time to present information for St. Baldicks Charity. Kelsey presented her information and distributed flyers to those present about the charity.

Usha Jindal asked for AHCA Meetings not to be recorded, and BoD presented information from the Open Meetings act that it was legal to record open meetings. Barb Cherem stated she did not believe the open meetings act applied to the AHCA meeting. BoD advised we would get a legal opinion about recording AHCA meetings.

Usha Jindal stated she needs to know who is authoring the AHCA Newsletter and where is the information coming from. Usha wanted the author to sign the Newsletter, BoD advised Usha the content for the Newsletter comes from the BoD.

Usha Jindal had a question about where the Neighborhood Policy's can be found, BoD advised the document that lists all 14 Policies can be found on the website.

Usha Jindal asked why cats are included in the bylaws or policies as having to be on a leash, she was advised the verbiage indicates all animals in the neighborhood shall be on a leash.

Usha Jindal asked about Ivy growing on a home being on the inspection check list, BoD advised to defer comment until the survey that is being written by the Aesthetics Committee.

Jane Klingsten and Usha Jindal asked the BoD if the association has an attorney on retainer. BoD advised when the last retained attorney left Ann Arbor the association did not retain another attorney. BoD advised Maria Harshe is currently doing work for the Association.

Usha Jindal commented about the Special Meeting to recall all 5 Board members, saying while the BoD was trying to reach the attorney and making a decision on allowing residents to vote who had delinquent accounts, several residents left without the chance to vote and the recall organizers lost votes. Usha was informed that residents with delinquent accounts were allowed to vote and the BoD did not believe anyone left the meeting.

Bobbi Kocol asked about fines from the inspections, and again the BoD explained that all fines were waived by the BoD and no one was fined. Bobbi also asked about inspections including the inside of her house. BoD advised Bobbi no inspections are conducted on the interior of residents homes. It was explained if a blind or curtain is defective and observed from the outside of the home the resident may be asked to repair or replace the blind or curtain.

Brian Charnetski spoke about the Crime Watch. AHCA had a female in the neighborhood soliciting for Magic Windows. It was observed that her behavior was suspicious and neighbors shared information and called the Ann Arbor Police Department. AAPD came to the neighborhood and did locate the female in question who was indeed soliciting for Magic Windows. Magic Windows and the Female were advised they cannot solicit in Arbor Hills.

825p Meeting Adjourned