

# Arbor Hills Board Meeting Minutes

August 28, 2019

7:00 p.m. – 10:00 p.m.

In attendance at 3138 Kilburn Park Circle: Dennis Stom (President), Steve Haddrill (Treasurer), Sherri Fountain (Member at Large), Alex Stankiewicz (Casa Bella). Absent: Thomas Edwards (Secretary – on vacation) and David Wang (Vice President - due to work commitments)

Minutes prepared by Sherri Fountain (in the absence of Secretary, Thomas Edwards):

1. Mowing and weed clearance has been completed around Ponds H and B.
2. Treasurer's Report: CJ's Street Sweeping was already paid for incomplete work; however, Alex has spoken with them and arranged for them to come back to the sub to re-sweep all of our streets. When this is scheduled, Steve will place yellow plastic message sign at sub entrance to alert our residents to remove vehicles from our streets.
3. A total of 20 residents are in arrears on their dues (due July 1, 2019). Four (4) are over \$1000 in arrears. One (1) is over \$7,000 in arrears. Alex confirmed that the legal process is underway to collect on these accounts.
4. Management Report: Dennis Strom and Steve Haddrill have set up a meeting with Flagstar Bank to arrange to transfer Arbor Hills funds currently held in a CD account at Flagstar to the Alliance reserve account for the benefit of (FBO) Arbor Hills. This action is necessary because Flagstar Bank has not been recognizing Casa Bella's authority as the Arbor Hills property manager and the interest rate with Flagstar is significantly lower than what is available through other banking institutions. We need to ensure the funds are properly controlled by Casa Bella on behalf of Arbor Hills and transferred to a CD account paying a higher interest rate than Flagstar.
5. Discussion of the vacant house on Ashburnham. Alex confirmed that the title work on this home has not been fully executed. He will call the brothers who purchased the house to get a status report on the title work issue. Apparently, the title on this home is still held with Ditech.
6. Discussion of street repairs/maintenance and the need to collect bids for crack filling, sealcoating, pothole repair and crosswalk/stop sign intersection painting. Sherri Fountain will contact pavement engineers she knows at Soil and Materials Engineers for referrals.
7. Discussion of results of initial (111 homes) inspected per bylaws by Alex Stankiewicz, Thomas Edwards and Sherri Fountain. A spreadsheet of common trouble spots was reviewed by Board Members. There was discussion about when the second half of the neighborhood could be inspected (definitely soon) and how communications would be handled with residents who need to repair/repaint/clean their homes. There was consensus that ample time should be provided for residents to address issues identified by Casa Bella.
8. Discussion about replacing diseased pear trees at sub entrance. Preventative spraying did not eradicate the problem with the trees. Sherri reported that the arborist, Wade, from Green Street Tree Service, who administered 2 sprayings on the trees in the spring of 2019, had recently examined the trees and determined that they cannot be "cured" with further sprayings. The junipers at the base of the trees serve as "host" plants for the rust trellis virus that has negatively affected the trees. We will continue to have problems with the virus on the pear trees and certain other trees as long as the junipers remain in place.
9. Discussion about follow-up on survey of trees to determine which, if any, need to be cut down or

trimmed this winter. Sherri will follow up with Guardian Tree Service, with whom we have an established relationship. In a previous conversation with Josh at Guardian this summer, Sherri found out that Guardian will send a certified arborist to conduct the survey for free.

10. Confirmed that our annual meeting will be held at Clague Middle School Media Center, Nixon Road, at 7:00 p.m., Thursday, October 24, 2019. Extra efforts will be made to encourage our residents to send at least 1 rep from their households to the meeting. The newsletter will highlight the importance of the meeting. Casa Bella will be sending out meeting notices. Steve will post an announcement on the yellow, plastic message board at the sub entrance.
11. Adjournment at approximately 10:00 p.m.