

Minutes

Arbor Hills Board Meeting

August 17, 2011

7:30 – 8:45 P.M.

Board Members/ Management Attending

Elaine Kennedy, President; Deb Holmes, Vice-President; Steve Haddrill, Treasurer; Ig Justyna, Secretary
Mark Hawley, Select Community Management

Time

Item

7:00 – 7:30

Executive Session – Financial and Legal Issues

The minutes for this session are recorded separately and are not posted on the AHCA web site.

7:30 – 7:45

Open Questions & Answers

Mosquito Treatment – There is a proliferation of mosquitoes due to super emergence triggered by sporadic heavy rainfall. Treating approximately 24,000 square feet of ponds and wetlands could require 240 mosquito dunks every 30 days at a cost of about \$1.00 each. Board to consider effectiveness of this action.

7:45 – 8:00

Ashburnam Drain Repair

Drain repair to commence on about August 22.

Mailbox Replacement Status

Mailbox survey was completed, 71 responses with 47 approving. Board will move ahead with replacing all 200 mail boxes.

Neighborhood Inspection Status

Another inspection was performed and 51 properties were identified with issues. Attempts will be made to personally contact homeowners and request corrective action. Thereafter formal violation protocol will be followed.

Common Area Maintenance Items for Board consideration:

- Several street light poles need touch of painting as bare fiber glass is showing.
- Crack sealing bids need be sent out.
- Weed spraying in the roads should be done before crack sealing.
- Sanitary sewer easement access road, brush cut back of about 5 feet on either side. Cutting brush helps minimize road damage. Ig to investigate if City will participate in this cost.
- Board policy to plant one or two trees every year. Will that be done this year?
- Storm drains; never been cleaned to remove the debris/silt build up. Steve Haddrill and Ig Justyna to inspect all drains and recommend any action.

8:00 – 8:20

LED Light Replacement Proposal

- Lighting Committee (formerly Solar Committee) gave a report about changing out the current street light fixtures with LED fixtures. Proposal has a cost of \$31,800 and a pay back period of 7.6 to 8.2 years. Additional quotes need to be received and consensus was making the change to LED lights will need to be approved by the entire neighborhood. Committee to write article for the next newsletter.

8:20 – 8:45

2012 Budget Preparation

- Reserve Report Results
- Reserve study indicates that road reserves need to be increased by \$16,375 per year to have funds available for projected future road resurfacing and for other capital replacements and repairs. Currently \$24,625 is being reserved and this needs to be increased to \$41,000 per year with a 1% increase every year thereafter.
- A draft handout of the 2012 budget was passed out to all in attendance. Everyone was asked to provide comments and suggestions. The Board will have a proposed budget prepared by the September open Board meeting and a final version at the October annual meeting.

8:45

Adjournment