
AHCA BOARD MEETING MINUTES

SEPTEMBER 15, 2022

Wednesday, September 15, 2022: 7 PM – 9 PM

Members in attendance: Carla Charlebois, Sherri Fountain, Ig Justyna.

Attending via Zoom: Emily Whiting, Don Triveline

Review and Approval of Previous Meeting Minutes

- ❖ August 25, 2022, Review/approve Board meeting minutes (5 min)

Minutes were approved and posted on August 26, 2022.

Financial/Legal/Administrative Overview

- ❖ Casa Bella Management report

- Neighborhood visit report (15 min)

Discussion about “letter policy.” The Board confirmed that, if a co-owner had already received a friendly reminder to correct a violation and had not corrected the violation, the next step would be to send an initial (\$25.00) violation notice. Exceptions: Notices about trash bins that have not been properly stored will continue to be posted on the yellow sign board. Emily will monitor repeat offences and the Board will review and advise about next steps. Discussion about using natural looking materials for “rabbit reduction” border fencing. Board will email Emily and provide further direction about wording for a friendly notice to use more natural materials.

- Legal report (5 min)

Emily has updated legal records to reflect that she is now our property manager.

- Financial reports, (10min)

Insurance company already sent Casa Bella a check in the amt. of \$650 for replacement of the wind-destroyed mailbox stand and mailboxes on Ashburnam Road. We are still owed approx. \$3000 for the street light that blew over 3/31/2022, Aldwych Circle. Emily will follow up with our insurance company on this.

The Board decided to leave the money that is in the Money Market account where it is for now pending election of new officers at the Annual Meeting.

Sherri mentioned that arrangements have been made for tent/shelter and chair and table rentals for the Annual Meeting. Costs associated with rental, delivery and pick up of these items (approx. \$400 - \$500), should be listed in the annual operating budget.

- ❖ Treasurer’s report: (10 min)

The Board and Emily discussed the proposed 2023 Operating Budget and amounts to be set aside for the Reserve Account. Concerns continue to be raised about whether sufficient funds exist to cover the mill/overlay pavement project proposed in the next 2-3 years. The Board agreed, on a preliminary basis, that homeowner dues need to be increased in order to prepare for this significant expense (in addition to other costly infrastructure projects such as stormwater piping/system repairs). The Board also agreed to meet within the next two (2) weeks to further discuss the budget in preparation for an open discussion at the Annual Meeting on 10/27/22.

Alteration/Modification Requests

- ❖ Alteration/modification submission/actions: (5 min)

An Alt/Mod Request that was submitted today will be discussed by the Board online and get back with Emily asap.

Board Topics

- ❖ Pond/storm water system inspection by Washtenaw Engineering, 4 visits. (10 min)

The Board has been chasing Washtenaw Engineering for its initial report. Emily called them last Friday and was told they would respond "shortly." The Board expressed concern and frustration and urged Emily to pursue this.

- ❖ Quote status and discuss how to maintain vegetation management around detention ponds at outflows, inflows, and risers. (10 min)

Emily going to seek estimates from three (3) companies that Casa Bella has used in the past. Twin Oaks was approached to provide a quote, but has not responded. It was also suggested that we approach Continuum, who currently handles mowing and grounds maintenance for AHCA. Ig pressed the point that we have an immediate need for pond clean-up as outlined above at all the ponds. This is urgent.

- ❖ Review quotes for snow plowing/common area sidewalk deicing. (10 min)

After reviewing quotes from three (3) different companies, the Board voted unanimously to approve/renew a 3-year contract with Budd's for snowplowing and salting.

- ❖ Review preliminary 2023 budget. (20 min)

Casa Bella's fees will remain unchanged for 2023. \$12,500 + some Admin. Fees

- ❖ Discuss inventory of rental homes. (10 min)

Emily will provide an updated list of rental properties in Arbor Hills. This information is available from the City of Ann Arbor, which requires registration of all rentals within City limits.

- ❖ Mosquito dunk, September application to be completed. (5 min)

Save September's dunks for next year. Not needed this fall.

- ❖ Vinyl fence adjacent to Green Road needs cleaning. (5 min)

Emily will obtain an estimate for power washing certain sections that are moldy and dirty.

- ❖ Destroyed mailbox stand, 3416 Ashburnam

It has been replaced and looks great. If needed, it will be painted next year.

Tabled Topics

- ❖ AHCA Web Site, Board group email.
- ❖ Front entrance sign punch list status.

Next Meeting

- ❖ The Board will hold a separate meeting to discuss/finalize the 2023 Budget Meeting. Date/time TBD. This meeting, and the Annual Meeting, will take the place of a regularly-scheduled monthly meeting in October.
- ❖ AHCA Annual Meeting, Thursday, October 27, 2022.