

# Arbor Hills Condominium Association Board Meeting Minutes

**Date:** September 18, 2018 (Rescheduled from August 27.)

**Location:** Kilburn Park and Lochaven ponds. This was an open meeting

Board Members:		Present	Absent	Residents	Unit
President:	Dennis Stom	X		Ig Justyna	159
Vice President:	David Wang		X	Carla Charlebois	162
Treasurer:	Rajiv Saxena	X		Dave DeLauter	30
Secretary:	Thomas Edwards	X		Fan Wu	174
Member at Large	Steve Haddrill	X		Bonnie Demetral	7
Management Rep:	Neil Kollipara		X	Madhavi Manne	64

**Agenda:**

- A. Call to Order & Roll Call. A board quorum was present
- B. Approval of Minutes ( na )
- C. Treasurer’s Report: na
- D. Management Report na
- E. Old Business not discussed
- F. New Business : This is a special meeting regarding the Association’s retention ponds, and associated wetlands. Jerry Hancock, the City of Ann Arbor’s hydrologist was in attendance.
  - a. Jerry started with some background information on the rules governing development near wetlands. Wetlands are protected by Federal & State law as well as City ordinance. The Green Common areas of Lochaven, Bayswater, Dunwoodie, and Aldwych are wetlands in existence before the development of Arbor Hills. In 1995, Gunther was allowed to fill in part of Dunwoodie Commons as part of a storm water mitigation plan. That plan incorporated existing wetlands. Current rules allow developers to fill in wetlands as long as they are replaced with new ones 1.5 times greater. In the area of Strand, Jerry explained was a small farm lane road to the area. The builder was allowed to fill in the area to create the road and surrounding home sites. Originally, Jerry mentioned that a pipe or culvert cross under this farm road allowing the water to flow. Once the builder changed the area, the adjacent area became land locked (area B). Where there were once trees, now standing water was present and killed off the trees. This was evident by the cleanup done in 2017 to where numerous tree stumps and logs were removed.
  - b. The detention ponds (designated A through I) allow rain runoff to be retained, filtered, and released slowly into a network of storm drains. Arbor Hills is part of the Fleming Creek watershed, and is separated from Traver Creek by some hills just to the West.
  - c. As residents, we are not allowed to alter the preexisting wetlands but may maintain the detention ponds as required in the master deed. This includes keeping the perforated risers and outlets clear of debris and woody plants. Some of the detention ponds have

berms around them to prevent flooding. They must be kept free of woody plants as their roots can undermine the structural integrity of the berm. Jerry confirmed woody plants are more destructive than beneficial.

- d. Issues with specific ponds:
  - i. Pond A: Ms. Demetral stated that during heavy rains, a lot of run off comes through the yard of lot 7. This flows to lots 9 and 10 where there are 2 storm drains. Water is carried under Green Road to a Fleming Creek branch. Pond A is dry most of the time.
  - ii. Pond C-D exits paths: Had flow problems until homeowner volunteers cleaned out the perforated riser by removing all the stones, digging out all the woody plants, debris, and then replacing the stones. Also, a drain leading to another riser on the East side of Dunwoodie Green was cleared of woody vegetation. Removing of all other vegetation, woody, and herbaceous could be done for aesthetics, but this will depend on what residents want and are willing to pay for.
  - iii. Lochaven Green Common: Composed of 3 areas:
    - 1. A small feeder creek to the north, which drains part of M-14 and the adjacent solar farm. This runs into retention basin A
    - 2. Retention Basin "A" to the west, an area of several acres left in its natural state.
    - 3. Retention Basin "B" a smaller basin, of about 1/3 acre to the East of A and connected by an open channel. B is slightly lower in elevation than A, so water tends to flow there in the spring and during heavy rains. Jerry stated the aerial surveys of area B over 20 years have shown that the overall size has not changed despite seasonal variability. Surrounding area B is ring of cottonwood tree, some of which are quite large. Cottonwoods grow well on pond and riverbanks but will not survive in standing water, so these tree most likely represent the high water mark.
    - 4. There is a culvert type engineered drain that carries the overflow water under Strand Ct. to Pond H located in the connecting channel behind lots 184 and 185. There is a small narrow mound that forces water from Area B to flow back into Area A before flowing into the culvert.
  - iv. There was visual inspection of the Lochaven Green areas A and B.
    - 1. In physically reviewing the area, the Board proposed separating areas A and B by blocking off the channel between them and having area B have it's own channel to the engineered drain. Jerry said that it would be acceptable to hand dig a channel through this mound to allow runoff from Area B to flow directly into the drain. Jerry stated that all low cost ideas should be explored and tried first before anything expensive like installing a second engineered drain. Jerry commented that a second drain would only maintain the height of the water at which it was installed at, not drain it. Jerry stated that the secondary drain should only be installed if all other options have been exhausted. The wholesale clear cutting of either wetland area as suggested by some residents who have adjacent lots would require a number of City and DEQ permits. Jerry stated that the City would not look on such a request favorably.

#### G. Adjournment:

- a. at about 7:00 pm. The Board give its thanks to Jerry Hancock for his attendance and advice.