

Arbor Hills Condominium Association

9-20-16 meeting in the park; open session:

No votes, just discussion.

Present Board: Dennis Stom; Rajiv Saxena; Usha Jindal

MMI: Dave Friedrichs

Neighbors speaking:

Bobbie and Don Kocol 3213 Kilburn Park Cir

Thomas Edwards 3352 Cromwell

Gabe Cherem 3255? Dunwoodie

Carla Charlebois 3465 Ashburnam

Joan Meisser 3105 Earlmoore

Jacques Gemma 3220 Dunwoodie

1) Zoning for Woodbury Club went forward.

- a. Usha announced city decision, and the accompanying decision to sbuy the entire eastern plot of land. Suggestion to follow up and discussion of that deal already being done.
- b. Dave Friedrichs discussed and demonstrated the alternative plan a local organization has drawn up he believes is a better use and protection of the wetlands and natural features present, a more beautiful facility, better accessibility for city busses. He would like the neighborhood to join in pushing the builder and city to actually consider these or similarly more eco-people-friendly plans.
- c. Some discussion as to costs, why we care, what we are supporting etc.

2) Rajiv and Dennis discussed examination of ponds, marked water management, and prioritized need for maintenance.

- a. Report drawn up by Rajiv shared to board MMI and discussed in general.
- b. Current plan calls for D (north of park collection of 3 ponds and drain to east to PR) to be maintained in 2016
- c. Recommended target project the non-lettered portion of the wetland behind Fan Wu's house is very full of dead trees and branches.
- d. Greg Wilson from Canopy (landscaping company) very briefly discussed plans to work on D ponds and drain to the east.

3) Brief discussion of reserve study

- 4) Discussion of Usha contacting Bill Kommisky, Thurston Nature, chairperson, to give recommendations to help cut costs of maintenance.

- 5) Usha discussed talking with Paul Bairley, retired Ann Arbor city forester, to come out and mark trees on common lands that need to be removed or are threatening property or cause damage to private homes.
 - a. 85 trees were identified marked with color ribbon, coded red for removal, and green or yellow for pruning.
 - b. Board or MMI to get quotes for removal or pruning
- 6) Usha announced that we replaced a toppled streetlight with a solar light and battery with a backup from DTE grid, if the solar battery voltage falls below certain level. The street should not have darkness in the night. The contract has been signed.
- 7) Usha announced status of work with attorneys to approach and negotiate with the city to get some relief for street and storm water maintenance.
 - a. Current plan is to start with a plan estimated at 10 hours at an hourly rate of \$240. At the conclusion of this we should have a better idea if there is a reasonable chance of any degree of success.
 - b. Usha is trying to discuss with other condo boards in Ann Arbor to determine if other neighborhoods face similar issues and would be willing to work.
 - c. This prompted some large discussion of millage, roads, 200 miles of local roads, 100 miles of major roads, ACT 21 map.
 - d. Our roads are roughly $\frac{1}{2}$ public access easement and $\frac{1}{2}$ entirely private.