

Arbor Hills Condominium Association

Board Meeting Minutes

Open Session: September 23, 2015

Board members present: Carla Charlebois, Elaine Kennedy, Zhenlin Liu, Collin Ross

Homeowners attending: Ig Justyna, Gabe Cherem, Brian Charnetski, Steve Hadrill, Dave DeLauter, Tad Biskupski

Management Company Representative: Karin Witting

1. Reviewed Task Log, Work Order report and Move in report. Noted 2 move-ins and a report of damage to a homeowner mailbox.
2. Discussed ongoing projects.
 - a. Noted that the pond maintenance project would commence by the end of September, and that Atwell had been engaged to verify that it is completed to specifications.
 - b. Noted that the curb and asphalt repair project is expected to be complete by the end of September. Issues with messiness of some repaired areas were noted and will be followed up with the contractor.
 - c. The updated Reserve Study was discussed, and several questions were answered.
 - d. The 2016 Budget was presented and discussed. The budget will include a dues increase of \$100 per year, in order to meet the obligations identified in the Reserve Study.
3. The proposed Woodbury Club Apartments development on Nixon Road was discussed, along with related issues. Identified areas of concern to AHCA and Arbor Hills homeowners include traffic and storm water/wetlands issues, as well as the potential for future development of the eastern portion of the Woodbury property that adjoins Arbor Hills. Schedule Mailbox repair project for May 2016.
5. Open session was adjourned at 8:20pm.