

Arbor Hills Condominium Association

Open Meeting Session at 7p.m. on July 24, 2014

Location: Clague Middle School

AH BoD Present: Collin Ross, President, Zhenlin Liu, Director-at-large, and Usha Jindal, Secretary.

AHBoD Absent: Elena Levin, Vice-President.

YPM Representative: Karin Witting

Home Owners Present: Tad Biskupski, Ig Justyna, Brian Charnetski, Gabe Cherem, Joan Messer, Sheryl Prince, Heather Finnegan

- I. Call to Order: Collin Ross called the meeting to order at 7:00 pm. He announced that board consulted a legal counsel who advised that board has the right to record its open meetings, and also set the rules on meeting participation and public commentary time limit. However, the Board has decided not to record the open meetings, and the sign-in sheets will therefore no longer include this provision.
- II. Review of July Open meeting minutes
 - a. Corrections mentioned by Ig Justyna to the July minutes were noted by the board. Heather Finnegan's name was omitted from the attendees list as she did not sign on the meeting sign-in sheet. Her name will be added to the July meeting minutes. The board will post the approved meeting minutes on its website as soon as possible. Collin said that according to the Bylaws, the review and approval of the minutes is the sole responsibility of the Board president and the secretary, but noted that our practice has been more inclusive.
- III. Open Discussion
 - a. Tad Biskupski said that there is storm water drainage issue at the 3386 Cromwell. Tad also mentioned that there are three big holes in the middle of street near 3222 Kilburn. He suggested that the street potholes need attention before winter sets in. It was noted that Arbor Hills streets are slated for phased asphalt street repair beginning in 2015.
 - b. Elaine Kennedy mentioned that the southeast corner of 3131 Dunwoodie has drainage issue as well. Weeds growing between street and curb need to be removed. Due to severe winter last year, salt has burned evergreen bushes in the entrance islands and there is overgrowth of center trees. The Board noted her concern and will follow up on the issues with the entrance islands. Street and curb repairs will be looked in during 2015.
 - c. Ig Justyna mentioned that some stop white lines are still obstructing the pedestrian crossing. He did not specify which ones need fixing.
 - d. Brian Charnetski stated that when we bought our homes, large garbage, recyclables, and compostable waste bins from the Ann Arbor City were not used. He stated that it is a hardship on the homeowners to store three large bins inside a small two-car garage. He

suggested that the Board consider a policy to address and accommodate the storage of bins outside of the garage.

- e. Elaine Kennedy suggested that the Board should inform AHCA residents of common area maintenance activities and their costs via the newsletter. This way, homeowners might better understand the budget impact of these activities.

IV. Committee Reports

- a. The Bylaws committee has four members, but there is no chair. The members are Sheryl Prince Usha Jindal, David McLaughlin and Thomas Edwards. The committee has held two meetings in September. Meetings are currently on a biweekly schedule on Tuesdays, 6:30 pm at Sheryl's home. The next meeting is on October 7, 2014.

- V. The Financial report was distributed and discussed at the meeting. Questions were raised about the legal requirement to conduct a financial review or audit, under the Michigan Condominium Act, and the Board agreed to research this further.

VI. Community Updates

- a. The Annual Inspection will be undertaken on October 13, 2014.
- b. We have a rough draft of 2015 annual budget. The final draft will be mailed along with the annual meeting packet for residents' review before the October meeting.
- c. Curb and asphalt repairs will be undertaken in the spring of 2015. Bids are being evaluated now for this work.
- d. The Kilburn and Strand intersection was surveyed and staked by the Atwell Company. The survey determined that there is not enough room to place Stop signs at this intersection. Other alternatives will be considered to slow down the speeding vehicles.
- e. Atwell and the pond maintenance contractor are working through the process of obtaining the necessary permits from the City and DEQ. It is still possible that this work could be done before the end of calendar year 2014.
- f. Many residents are not trimming tree branches, which are obstructing the pedestrian use of the sidewalks. Many homeowners have sidewalks which are uneven and a violation citation must be issued to them to bring them to standard. Otherwise, these sidewalks pose a hazard to pedestrians. The entrance islands could use some mulch. Some mailboxes need repair and paint. Trees branches close to the street light poles need to be trimmed so that they don't damage the fiberglass poles.
- g. Snow removal quotes were received from many contractors. From the quotes received So far, it appears that the snow removal and salt cost will be much higher than last year.

Meeting was adjourned at 8:30pm