

Arbor Hills Condominium Association

Board of Directors Meeting Minutes, September 25, 2019, 7PM

1. Call to Order and Roll Call:
 - a. Present: Dennis Stom, Steve Haddrill, Sheri Fountain, Thomas Edwards
2. Approval of Minutes :
 - a. August minutes need to be approved.
 - b. For now on the minutes will be submitted, with a set time period for review, 5-7 days.
If no comments are received, they are approved (when was this discussed?)
3. Treasurer's Report
 - a. Preliminary 2020 budget reviewed
 - b. How much is needed for the reserve fund?
 - c. Reserve study is done every five years, our next is in 2021
 - d. Board members will review and post comments
4. Management Report
 - a. Liens on all delinquent accounts over \$1,000.00 (confirmed)
 - b. Deadline for correspondence (10/3/2019)
5. Old Business
 - a. Streetlight Upgrade:
 - i. Number 25 on Cromwell is out
 - ii. Replace with 115W LED or 240W HPS by Oct. 31.
 - iii. vote to use the LED bulb with one nay vote
 - b. Usha e-mail
 - i. This is about removing trees from the common area that are growing through her fence.
 - ii. Sherri will draft a response for the Board's immediate review.
 - iii. To be sent ASAP
 - c. Vacant house on Ashburnham – Owner will pay arrears, just needs invoice.
6. New Business
 - a. Pavement Bids
 - i. Crosswalk Painting, Crack Seal, Road Repair, Sealcoat?
 - ii. Sept 27, tomorrow. Joe Rhodes from A & R will survey and give repair and maintenance options.
 - iii. Other contractors contacted:
 1. Birmingham Sealcoat,
 2. PK Contracting for polyurethane painting.
 - b. Common Element Tree Inspection
 - i. Scheduled for October 18, by Garret of Guardian Tree Service
 - ii. Boulevard Trees are not likely to survive due to the rust infection
 - iii. Budget to remove and stump grind in 2020
 - iv. Replace in 2021: with a different variety, must be disease and drought tolerant
 - c. Snow Plowing : Steve will call last year's contractor for status of our contract.
 - i. Get bids tec.
7. Next Meeting – **ANNUAL MEETING**
 - a. Clague Middle School (confirmed): October 24, 2019
 - i. 6:30PM Sign In
 - ii. 7:00PM Meeting Start
 - b. Submit to Alex for the mailing packets: minutes of last year's meeting, 2020 proposed budget, proxy forms, agenda, etc.

8. Adjournment