

Arbor Hills Condominium Association

September Board Meeting Minutes

Date: 9/27/2018, 7:00 pm

Location: Clague Middle School, Media Center. This was an open meeting

Board Members:		Present	Absent	Residents	Unit
President:	Dennis Stom	X		Usha Jindal	119
Vice President:	David Wang		X	Carla Charlebois	92
Treasurer:	Rajiv Saxena		X	Brian Charnetski	133
Secretary:	Thomas Edwards	X		Zirui Huang	15
Member at Large	Steve Hadrill	X		Ig Justyna	159
Management Rep:	Neil Kollipara	X		Yong Li	157

I Open meeting:

A. Call to Order & Roll Call.

B. Approval of Minutes (Special Pond Meeting)

a. Still under review

C. Treasurer's Report: The manager gave some figures, and an expense and revenue report;

a. Report does not show transfers to the reserve fund.

b. Confirm transfers and make up missed transfers from this year.

c. Show this on the financial report as a line item.

D. Management Report: Recap of meeting with the city about the storm water ponds

a. This will be in the soon to be released minutes.

b. Mr. Jerry Hancock will also be contacted about damage to a drain pipe behind Dunwoodie Commons for advice on options for repair.

c. Comments on invasive versus native cattails and how to control them.

d. Discussed berm maintenance. City, Jerry Hancock, confirmed that trees or woody plants are actually bad for a berms structural integrity over time. The roots create passage ways for the water to flow and undermine the berm. Bushes and grasses are acceptable on the berm as their roots don't go deep.

E. Open discussion:

a. Abandoned house

i. The abandoned "zombie" house (lot 94, Ashburnam). Still unoccupied, and supposedly in foreclosure. Owner of record is unclear, the mortgage holder or the widow of the former owner. Summer taxes were paid through Bank of America.

ii. The home will require extensive repairs due to broken water pipe damage.

iii. A nearby homeowner has been mowing the lawn, with difficulty due to mole activity and dog poop.

iv. The manager will make an inquiry as to the status of the house.

b. Comments on Speed Controls:

i. A homeowner stated the need for physical speed controls (speed bumps).

ii. It was pointed out by the Board, that a recent survey of homeowners, there was very little support for this remedy.

- iii. A rebuttal argument was made that only 80 households completed the survey, and that the other 120 may support the controls despite not giving an opinion.
 - iv. Board members indicated they would look into a Doppler Radar sign to be placed on Kilburn Circle that would warn drivers of excessive speed.
 - c. Road Weeds
 - i. Discussion on the weeds in the roads between the blacktop and the curb needing to be addressed.
 - ii. Discussed not spraying with weed killer, but using organic solutions like vinegar and soapy water.
 - iii. Weeds will break down the roads and need to be removed.
 - iv. Previous sterilization to kill the weeds wasn't permanent as stated from last year.
 - v. Need to add to the budget to deal with the weeds next year.
 - d. Road Repairs
 - i. Discussed road repairs on Buckhorn for a pothole and curb issue. Board will need to address.
 - e. Stormwater Outlet Pipe
 - i. Discussed the Ponds C/D outlet flow to the 28" pipe that goes under Kilburn Park Circle.
 - ii. The ground above the pipe is sinking and tree roots into the pipe maybe the issue.
 - iii. Board needs to address before the problem gets worse.
 - f. Sidewalks
 - i. Sidewalk notices for repair were sent out in the Spring.
 - ii. Discussed that not all sidewalks have been fix.
 - iii. Board to follow up on.

II. Executive Meeting

A. Old Business

- a. Award light pole painting and maintenance to Mastercraft for \$6340.00
- b. DTE billing update that accounts for lower usage due to LED streetlight replacements is still in process. Invoices from Vedder, the replacement vender are up to date. Documentation showing date of installation will be submitted to DTE, so the fixed rate electric bills can be adjusted accordingly.
- c. The Solar streetlight control box has not been repaired due to the unresponsive vendor (NLS). The light is still under warranty, but the vendor has not been out to repair despite repeated requests and promises. If the light is never repaired, the Association should probably replace with a LED light and matching pole to the others in the neighborhood.

B. New Business

- a. House on Strand, the lawn hasn't been cut in a while: authorization for the manager to send a notification to the homeowner was approved.
- b. Budget; the Board will try to meet this Saturday informally to complete the 2019 budget proposal.
- c. Annual General Meeting is set for Thursday, October 25, 2018, 7:00 pm at Clague Middle School. The appropriate notices and proxy forms will be sent out. Cutoff for the mailing to get the budget proposal is October 5th.
- d. Some of the mailboxes need maintenance, some have lost their flags. Steve replaced the damaged mailbox on Strand.

e. Allocate up to \$20.00 to the Secretary of the Board to purchase a tote for the Associations picnic supplies and a portable file box.

C. Adjournment: 9:10 pm