

# Minutes

## Arbor Hills Board Meeting

September 21, 2011

7:30 – 9:00 P.M.

Monthly Meeting held at Clague Middle School

**Board Members/ Management Attending** | Elaine Kennedy, President; Deb Holmes, Vice-President; Steve Haddrill, Treasurer; Ig Justyna, Secretary  
Aaron Hawley, Select Community Management

### Time

### Item

**7:00 – 7:30**

Executive Session – Financial and Legal Issues

The minutes for this session are recorded separately and are not posted on the AHCA web site.

**7:30 – 7:45**

Open Questions & Answers

Mosquito Treatment – Brian Charnetski asked the Board's position about the treatments. There were comments that treating the storm drain basins should be considered. The Board indicated that the time for application has passed but will consider in the spring of 2012. Brian and Ig Justyna will research any potential environmental concerns for using the dunks.

Stephen Rapundalo, City Council, 2<sup>nd</sup> Ward representative attended the beginning of the meeting and fielded questions regarding the possible City milage for sidewalk repairs. Many had concerns about AHCA not be included in the proposal. Mr. Rapundalo felt that since AHCA is a private neighborhood, we would not be eligible, but he will confirm.

**7:45 – 8:00**

Mail Box Replacement Status:

Mail boxes are in the process of being numbered by Board members and installation to begin by teams of volunteers.

Neighborhood Maintenance Items:

Ashburnam drain pipe repair – Contractor was recalled to rework the road surface, this has been completed.

Easement Road – At this time, Ig has not made contact with City to ask if they will participate in the keeping this road trimmed of vegetation to provide access to the sanitary sewer lines. He will continue the trying.

Light pole repair and paint touch up – Eleven of forty of the light poles (7, 8, 9, 11, 12, 16, 18, 21, 25, 29, 31) need some touch up paint. Two of the poles (17 & 33) will need fiberglass patching and the paint. Pole #9 needs evaluation as it is leaning to one side.

Steve to forward to Select the locations of the storm water drains that are targeted for removal of silt. Select to obtain quotes for the work.

Neighborhood Inspection Status

The last of the notifications for corrective action has been mailed to 26 homeowners. Follow up inspection is planned for mid October.

**8:00 – 8:20**

#### LED Light Replacement Proposal

- Committee stated their report was on the AHCA web site. They encouraged everyone to view the LED street lights along Green Road to get an idea of the illumination provided. The neighborhood would be polled before any action is taken.

**8:20 – 8:45**

#### 2012 Budget Preparation

- The proposed AHCA 2012 budget was distributed to the attendees. There were many questions about the landscape, mowing, and miscellaneous grounds categories. It was agreed that these should be split up to list the various components of the budgeted amounts.
- Reserve study indicates that road reserves need to be increased by \$16,375 per year to have funds available for projected future road resurfacing and for other capital replacements and repairs. Currently \$24,625 is being reserved and this needs to be increased to \$41,000 per year with a 1% increase every year thereafter.
- A handout of the proposed 2012 budget was handed out to all in attendance. Everyone was asked to provide comments and suggestions. The Board will present a final version for vote at the October annual meeting.

#### Annual Meeting Preparation:

The annual meeting will be held October 27, 2011 from 7 to 9 PM at Clague Middle School. Three Board seats will be open for election and the meeting attendees were encouraged to run. David Finnegan and Ig Justyna have indicated they will be candidates.

**9:00**

#### Adjournment