
AHCA ANNUAL MEETING MINUTES THURSDAY, OCTOBER 26, 2023

October 26, 2022 -- Registration 6:00 p.m. – 6:30 p.m. -- Meeting 6:30 p.m. - 8:00 p.m.
Thomas Edwards' home -- 3353 Cromwell Road (Outdoor Shelter)
Board Members in attendance -- Carla Charlebois, Thomas Edwards, Sherri Fountain, Ig Justyna,
Don Triveline
Casa Bella Management representatives in attendance – Ron Kalich (assisted by Michelle Jones)

Call to Order, Proof of Meeting Notice, and Approval of 2022 Meeting Minutes

- ❖ Ig Justyna called the meeting to order following registration by meeting attendees and reconciliation of proxies. “Proof of Proper Meeting Notice” was confirmed. All co-owners received mailed copies of the Notice of Annual Meeting, Nominating Petition, Proxy, and Election Ballot.
- ❖ The 2022 Annual Meeting Minutes were approved.

Determination of Quorum

- ❖ Michelle Jones reported that since 24 co-owner units were represented by attendees, in-person at the annual meeting and there were 66 proxies, quorum was achieved, and the annual meeting and elections could proceed.

Meeting Overview and Introduction of Current Board Members

- ❖ Ig discussed the format of the meeting and stated that the Board would welcome questions during and at the conclusion of the business portion of the meeting.
- ❖ Current Board members introduced themselves and thanked everyone for coming to the meeting. Each Board member spoke briefly about time served on the Board.

Report of Officers

- ❖ Ig Justyna, provided the President’s report and discussed the status and importance of sound money management on behalf of AHCA’s co-owners. A big part of this involves maintaining adequate funds in AHCA’s Reserve Account, so AHCA can cover future planned, as well as unanticipated, common element and infrastructure improvements and repairs. Ig mentioned that AHCA experienced some unexpected and fairly expensive common area tree removal expenses this past year due to severe ice and windstorms. Despite this, we anticipate setting aside \$80,400 in the Reserve account for 2023 (as planned). In addition to this budgeted amount, with any luck, we will also have an additional \$2000 from the operating budget to invest in Reserve.
- ❖ Ig led a discussion about major projects completed in 2023: The removal of six (6) large/tall, common area trees in an effort to prevent damage to homes/property; overseeing sump pump/drainage issues; retaining Washtenaw Engineering to evaluate and provide maintenance recommendations re: all AHCA ponds on an ongoing, quarterly basis; the ongoing conversion of AHCA’s 40 streetlights from high-pressure sodium to LEDs (11 remaining); application of mosquito dunks in all ponds; cold patch repairs to fill potholes; notifications to co-owners re: street tree replacement; continued care and watering of front entrance trees; mulching of front entrance/median beds. In addition, two (2) large boulders were strategically placed at opposite corners of Ashburnam Court and Ashburnam Road to prevent damage by large vehicles to co-owners’ property/landscaping.

Ig discussed the likelihood that additional common area trees may need to be removed to prevent damage to co-owners' homes. (The cost could run as high as ~ \$50,000). It may be necessary to charge ALL co-owners a special assessment to cover future tree removal expenses. The Board will continue to engage tree experts to obtain recommendations and will obtain multiple bids for tree removal work as it becomes necessary. Ig noted that whenever a co-owner’s property is damaged, it is the responsibility of the co-owner to file a claim with his/her homeowner’s insurance.

- ❖ Ig Justyna provided the Treasurer's report, which included a discussion of the Draft Budget for 2024. A Reserve Study (which is mandated every 5 years), is on schedule to take place in 2024 to assess the condition and costs associated with the mill and overlay of AHCA's pavements as well as the condition of other common elements and infrastructure. A significant portion of the Reserve money (\$1,034,405 by December 2024), will need to be used to cover pavement replacement-related expenses in the next year or two. It was noted that this amount may not be enough to cover the mill and overlay, pavement replacement project. This project will also involve the repair/replacement of curbs, drains, and manhole aprons and ramps. Ig also mentioned that the Board previously sought opinions from pavement engineering and asphalt repair companies about pavement maintenance. They recommended saving money by forgoing crack filling and asphalt section replacements due to the pending replacement of AHCA's pavements.
- ❖ Ig also discussed other budget items such as snow removal and the application of ice-melting material, which led to discussion about placement of shoveled snow throughout the neighborhood. Co-owner concerns/preferences were noted and will be shared with Budd's (snow removal contractor) before the winter season. Mulching the front entrance/median beds every year vs every two (2) years was also discussed. Most co-owners present at the meeting seem to prefer mulching these areas for weed control, soil enhancement, and water retention. A co-owner suggested using pine bark "chunk" mulch as opposed to shredded bark to improve the appearance and durability of the mulch. This remains an open issue due to financial constraints.
- ❖ Ig reported that, at this time, there is no planned increase in homeowners' association fees. The amount due January 1, 2024, will be \$400. The next installment of \$400 will be due July 1, 2024.

Election of Directors

- ❖ Announcement of candidates for three (3) open Board seats. The names of Ig Justyna and Sherri Fountain were on the ballot. Additional nominations were solicited and encouraged from the floor. No one else came forward to self-nominate or nominate others. Carla Charlebois, who has served on the Board for the past three (3) years, agreed to have her name added to the ballot to fill the third seat when no one else came forward to run. Ig Justyna, Sherri Fountain and Carla Charlebois were the only names on the ballot.
- ❖ Ig Justyna, Sherri Fountain and Carla Charlebois were re-elected, by unanimous consent, to serve two-year terms on the Board. Thomas Edwards and Don Triveline remain on the Board; they have one (1) year remaining on their terms. Officers for 2024 are: Ig Justyna (President); Carla Charlebois (Vice President); Sherri Fountain (Secretary); Don Triveline (Treasurer); Thomas Edwards (Director at Large).

Open Forum

- ❖ Questions/Suggestions from Co-owners in Attendance at the Meeting

A co-owner asked about the possibility of developing a fenced dog park in the common, wooded area between the back access road and Hwy. 23 where dogs could roam leash-free. The Board made a request that the interested parties research this idea and present a proposal to the Board for consideration. The interested party(ies) agreed to do this.

A question was raised about whether the Board could reinstitute a budget line item for "Social Events." There was discussion about how some families have already been gathering informally in Kilburn Park. The Board requested that co-owners submit ideas and brief proposals for funding community-wide social events to the Board.

Ideas for improving mosquito control were discussed, including the construction of bat houses. Ig confirmed that mosquito dunks are applied to all AHCA ponds (not wetlands) three (3) times each spring and summer. Bat houses were considered a couple of years ago, but ruled out due to space/clearance restrictions for constructing/installing them near wooded areas.

A concern was raised about algae (which might actually be duckweed) that seems to be flourishing on Pond H. The general consensus is that the growth will come and go depending on the amount of rainfall we get each summer and is, therefore, difficult to control.

A co-owner asked whether efforts have been made to get AHCA's private roads changed to public roads, so the City of Ann Arbor would assume responsibility for road repairs and other services. Sherri discussed previous Boards' repeated efforts to convince the City of Ann Arbor to change AHCA's status. In order for the City to even consider making this change, our roads would have to be widened significantly, probably beyond the current location of our sidewalks and street trees – a very expensive proposition. Despite Board and legal efforts, AHCA's status was not approved for a change from "private" status. Ig reinforced this message.

A co-owner stated that his wife, who has received training from the City of Ann Arbor about proper tree trimming techniques and who has some equipment to trim trees may be available to assist co-owners with tree trimming projects in Arbor Hills. Another co-owner offered to assist in this effort as well. An announcement will be made in a future newsletter about this.

Sherri mentioned that residents should ensure their vehicles are locked if left in driveways and encouraged residents to call 911 if suspicious activity is observed in the neighborhood.

Adjournment

- ❖ The Board thanked everyone for attending and participating in the meeting. Co-owners expressed appreciation to the Board for their efforts on behalf of Arbor Hills!