
AHCA ANNUAL MEETING MINUTES THURSDAY, OCTOBER 27, 2022

October 27, 2022 -- Registration 6:00 p.m. – 6:30 p.m. -- Meeting 6:30 p.m. - 7:45 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 representative in attendance -- Emily Whitehead

Call to Order, Proof of Meeting Notice and Approval of 2021 Meeting Minutes

- ❖ Emily Whitehead called the meeting to order following registration by meeting attendees and reconciliation of proxies. Emily confirmed "Proof of Proper Meeting Notice." All co-owners received mailed copies of the Notice of Annual Meeting, Nominating Petition, Proxy and Election Ballot.
- ❖ Ig made a motion to approve the 2021 Annual Meeting Minutes. The motion was seconded by Sherri Fountain.

Determination of Quorum

- ❖ Emily Whitehead reported that since about 20 co-owners were in attendance at the annual meeting (in person) and there were over 60 proxies, quorum was achieved and the annual meeting and elections could proceed.

Meeting Etiquette and Introduction of Current Board Members

- ❖ Ig requested that everyone observe courtesy and meeting etiquette. He said the Board welcomed questions during and toward the end of the meeting.
- ❖ Ig Justyna and other current members of the Board introduced themselves and thanked everyone for coming to the meeting. Thomas Edwards and Don Triveline mentioned that they would be running for re-election.

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 the good news that we met our project goals for 2022 and were able to set aside money in the Reserves as planned in the 2022 Budget.
- ❖ A list of "Projects Completed by AHCA's Board 2021-2022" had been distributed to co-owners in attendance (and was later distributed to all co-owners). Ig highlighted major projects: Evaluation of all AHCA ponds by Washtenaw Engineering (report posted on Arbor Hills website -- www.arbor-hills.org); insurance claim for streetlight on Aldwych Circle; renewal of snow removal contract with Budd's; unexpected \$12,000+ repair of sump pump line (8" pipe, 70' in length) by Horton Plumbing; continued care and watering of front entrance trees.
- ❖ Ig discussed future projects associated with pond maintenance and aging infrastructure (piping, stormwater system, roads, streetlights) and that we can anticipate continuing issues with these items. Mill and overlay of our roads, and repair/replacement of curbs, drain and manhole aprons, ramps will take up the major portion of our reserve funds. He also mentioned that the Board previously sought opinions from pavement engineering and asphalt repair companies about the necessity to perform crack filling. It has been recommended that AHCA put money that would be spent on crack filling toward the larger, more expensive mill and overlay project. In the meantime, Ig will continue to perform cold patch asphalt repairs to help combat potholes.

Ig Justyna provided the Treasurer's report, which included a discussion of the Draft Budget for 2023. He highlighted the need to increase AHCA's Reserves to prepare for the asphalt mill and overlay project, catch basin repairs, curb replacement/repairs. The cost of asphalt has increased significantly because oil prices have increased. By the end of 2022, the Reserve Account balance is projected to be approximately \$880,000. The minimum projected cost of the mill and overlay and ancillary costs are at least \$1M. There was brief discussion with co-owners about how the Reserve fund is designed to cover all structural components within Arbor Hills and not just roadways. This led to a discussion with co-owners about the need to augment the Reserve fund by increasing homeowner association (HOA) fees to \$400 in January 2023 and \$400 in July 2023. This represents a 9.5% increase in dues. The Board reported that HOA fees have not increased since 2016. There was general agreement among co-owners in attendance that this increase is reasonable and necessary.

Election of Directors

- ❖ Announcement of candidates for two (2) open Board seats. The names of Thomas Edwards and Don Triveline were on the ballot. Additional nominations were strongly encouraged and solicited from the floor. No one else came forward to self-nominate or nominate others. Jim Stringer motioned to accept the nomination of Thomas Edwards and Don Triveline. The motion was seconded by Joan Messer.
- ❖ Thomas Edwards and Don Triveline were re-elected, by unanimous consent, to serve two-year terms on the Board.

Open Forum – Questions from Co-owners in Attendance at the Meeting

- ❖ A co-owner asked about the number of co-owners who currently have delinquent accounts. The Board reported the number is historically low, but that there are still a few homeowners in arrears. Board members emphasized that Casa Bella's collections process is proactive and provides co-owners with multiple opportunities, in writing, to work out payment plans for paying off outstanding account balances.
- ❖ A co-owner asked whether the wording could be changed on the proxy form. Emily confirmed that AHCA's proxy form conforms with Michigan Condominium Association laws and cannot be changed.
- ❖ Co-owners asked whether efforts have been made to get AHCA's private roads changed to public roads, so the City could assume responsibility for road repairs and other services. Ig discussed previous Boards' repeated efforts to convince the City of Ann Arbor to change AHCA's status. Despite Board and legal efforts, AHCA's status has not been, nor is likely to be, approved for change.
- ❖ A co-owner mentioned a streetlight on Cromwell that is cycling on and off. The Board agreed to keep an eye on it and stated that, in keeping with AHCA policy/practice, once three (3) lights are burned out, Vedder Electric will be contacted to replace the bulbs. A co-owner asked about AHCA's previous practice of making sure all streetlights are in working order for Halloween night.
- ❖ There was brief discussion, since we have private roads, about whether the Ann Arbor police routinely patrol our neighborhood. Ig stated that he believed this to be the case. Board members emphasized that residents should call 911 if suspicious activity is observed in the neighborhood and that it would be appreciated if incidents are also immediately reported to Casa Bella.
- ❖ There was discussion about "no dumping" near property lines or in common areas. Dumping around pond inlet areas has become a real problem and is expensive to resolve.
- ❖ A co-owner said he thought the outdoor annual meetings were a good idea, but would like the Board to serve hot chocolate at next year's meeting!

Adjournment

- ❖ Emily and Board members thanked everyone for coming to the meeting! Co-owners expressed appreciation to the Board for their efforts on behalf of Arbor Hills!