

Arbor Hills

Annual Board Meeting Minutes

October 29, 2015

Board Attendees:

Collin Ross – President
Elaine Kennedy – Vice President
Elena Levin, Secretary
Carla Charlebois, Treasurer
Zhenlin Liu -Director-at-large
Karin Witting – YPM Representative

I. Call to Order:

- The meeting was called to order by Collin Ross at 7:34 pm

II. Verification of Quorum

- Quorum (70 needed): 45 units present and 69 proxies for a total of 114.

III. Proof of Notice: Notice sent in mail to all residents.

IV. Welcome and Introductions

- Collin Ross welcomed all to the meeting. Introductions of the Board and YPM.

VI. Reading of 2014 Annual Meeting Minutes

- Copies of the 2014 minutes were provided to all in attendance. Motion to accept 2014 minutes made by Gabe Cherem, second by Janet Sherman, all in favor.

V. Report of Officers

President- Collin Ross discussed the following topics

- 2015 year in review:
 - Maintenance and Projects
 - Inspections and Enforcement
 - Committees
 - Community- Building and Relations
 - Financial and Administrative
- Maintenance and Projects:
 - Pavement Project:
 - Curb repairs
 - Asphalt repairs
 - Street weed treatment
 - Crack sealing
 - Pond Maintenance Project:
 - Brush-hogging
 - Silt removal from 3 ponds
 - Mailbox stand repairs planned for 2016
 - Front entrance/islands were mulched and trimmed
- Inspections and Enforcement:
 - Smooth inspection and enforcement process
 - Enforcement priorities
 - Street tree trimming
 - Sidewalk trip hazards
 - Lawns maintenance
 - Trash/recycling bin storage

- Committees:
 - Gardening Group
 - City Relations Committee
 - Researched local developments issues
 - Woodbury protest petition
 - City Council hearing and ongoing contact
- Community- Building and Relationships:
 - Open board meetings
 - New board meeting format
 - Adopt-a-Park workdays Kilburn and Oakwoods
 - Ice cream socials in June and July
 - Group Discounts
 - WCC Fitness Center
 - Window Replacement
- Financial and Administrative:
 - Outside financial review per Michigan condominium Act
 - Focus on reducing delinquent accounts
 - Reserve Study updated
 - 2016 budget prepared
 - Revised late fee policy
- Thank you to all that helped the board in 2014-15

Treasurer- Carla Charlebois reviewed the following

- The 2016 draft budget was distributed to all in attendance and reviewed.
- Reviewed 2014 year end, 2015 budget compared to 2016 proposed budget.
- The reserve study suggested the association contribute \$59,000 annually to the reserve account.
- Dues will be increased \$100 per year in 2016.
- The floor was opened up to discussion of the proposed 2016 budget and the following topics were brought up and discussed by Co-owners:
 - Costs to maintain ponds
 - Reasoning why some ponds were not maintained
 - Concerns about wetland tree maintenance
 - Review of the continual increase contribution through the years
 - Costs associated with road maintenance
 - Need to have the roads maintained by the City
 - Jane Lumm email was discussed which stated her request to have Ann Arbor pay for road maintenance, snow removal, sidewalk, and street light costs
 - Request for board to pay for legal support to request City to maintain community roads
 - Inquired if Arbor Hills is the only community in Ann Arbor that has City Parks and have to pay for their roads
 - Wetlands water table seems to be rising
 - Mailbox repairs- why is this not done by volunteers
 - Increase of proposed budget requested
 - Request to move some costs from line Tree and Shrub to Legal
 - Request to post the audited financial report on the web
 - Request for legal support from the board of directors
 - Short term- New development
 - Long term – Ann Arbor to maintain streets
 - Engineering study omitted certain areas
 - Motion to approve 2016 Budget made by Brian Charnetski, second by Joan Messer, all in favor.

VI. Discussion on Woodbury Project Presented by Jane Klingsten

- City Relations Committee consists of Collin Ross, Kami Meader, Elana Levin and Jane Klingsten.
- New development will impact the water system
- Traffic survey is being conducted to address the impact to the surrounding communities
- Concerned it is zoned R4A
- Possibility of Arbor Hills providing land access
- Requesting initial study to see if storm water system will be impacted
- Next council meeting whole community should attend.
- Two other developments are up for approval November 16th.
- Barkley Park currently pumping water away from homes.
- An overhead map was unable to be shown. It will be on the community's website.

VII. Identify Inspector of Elections:

- Tom Edwards
- David McLaughlin

VIII. Election of Directors and 2015 Review Vote

- 3 open position with 0 candidates running for elections
- **Nomination from the floor.**
 - Larry Fonti nominated Steve Turner, Steve declined the nomination
 - Bobby Kocol nominated Usha Jindal, Usha accepted nomination
 - Jane Klingsten nominated Elana Levin, Elana accepted nomination
 - Gabe Cherem nominated Jane Klingsten, Jane accepted nomination
 - Carla Charlebois nominated Ig Justyna, Ig accepted nomination
 - Carla Charlebois nominated Steve Haddrill, Steve declined nomination
 - Elaine Kennedy nominated Dennis Stom, Dennis accepted nomination
 - Gabe Cherem made motion to close the floor, second by Steve Turner, all in favor.
 - Jane Klingsten withdrew from election.
- Brief introductions were made by each of the candidates
- Co-owners completed both the election of directors ballot and the 2015 Review Vote.

IX. Announcement of Election Results:

- Inspector of Election provided the tally sheets and ballots.
- 2015 Review passed.
- It was announced Elena Levin, Usha Jindal and Dennis Stom will be on the 2015/16 Board of Directors.

X. Open Discussion:

- Open discussion was discussed during the approval of the 2016 budget.
- Motion to adjourn meeting made by Brian Charnetski, seconded by Gabe Cherem, all in favor. Meeting adjourned

XI. Adjournment: Meeting adjourned at 9:42 pm.

Appointed Officers:

Elaine Kennedy- President
Usha Jindal- Vice President
Carla Charlebois, Treasurer
Elena Levin, Secretary
Dennis Stom -Director-at-large

Minutes respectfully submitted by Karin Witting, Your Peace of Mind