
AHCA BOARD MEETING MINUTES

NOVEMBER 9, 2023

Thursday, November 9, 2023: 6:00 PM – 8:00 PM (Sherri Fountain's Home)

Board Members in attendance: Carla Charlebois, Thomas Edwards, Sherri Fountain, Ig Justyna. (Don Triveline (absent).

Management Representatives: Ron Kalich and Renee Kaczmarczyk, Casa Bella Management

Approval of Previous Meeting Minutes

- ❖ Board Meeting Minutes, review and approval of 2023 Annual Meeting Minutes. (10 min)
Approved and will be posted week of 11/6/2023.

Financial/Legal/Administrative Overview

- ❖ Casa Bella Management report
 - Neighborhood inspection report of October 19, 2023 and corrective action (20 min)
The Board needs the inspection report dated 10/19/23 to be reformatted in EXCEL (not pdf), so the Board can reorder the information. Casa Bella will reformat the report and get it back to us.
 - Legal report (5 min)
Nothing new.
 - Financial reports, CD status, and request for a report of YTD expenditures vs YTD budget (10 min)
Financial report was not yet available for review. The annual 2024 Budget has been finalized and will be forwarded to Casa Bella for inclusion in the year-end HOA dues invoices, which will be mailed to each co-owner.
- ❖ Treasurers report: (10 min)
 - Nothing new.

Alteration/Modification Requests

- ❖ Alteration/modification submission/actions: (5 min)
Nothing pending.

Board Topics

- ❖ Discuss Kilburn Park backyard encroachment into wetland and co-owner corrective action to be taken by 11/20/2023. (5 min)
If no response from co-owner by 11/20/2023, Board would like Casa Bella/Legal to follow up with a letter notifying co-owner that she has 30 days to respond or she will be fined.
- ❖ Discuss TruGreen third application and billing of street curb weed treatment. (5 min)
Renee is going to follow up with TruGreen to try to resolve.
- ❖ Discuss billing back 3139 Dunwoodie Road for camera inspection of sump drain line (5 min)
Need confirmation from Casa Bella that co-owner has been billed for this expense. This is urgent. Casa Bella was provided with co-owners' names and addresses. (This unit is a rental.)
- ❖ Discuss co-owners' street tree replacement. (10 min)
Ig and Carla will provide a list of missing street trees and co-owners' addresses. This list will include damaged street trees that also need to be replaced. Casa Bella will follow up with affected co-owners by sending a "friendly" letter – not a violation letter. This letter will include a deadline to replant by June 1, 2024.

- ❖ Discuss tree trimming over sidewalks (10 min)

Karin Monnett and Jim Stringham have volunteered to assist with tree trimming. Sherri will contact them to verify availability to do this. Ig and Carla will identify trees that need trimming over sidewalks when they evaluate street tree replacements.

- ❖ Discuss having a meeting with Budd's to inform of the areas to pile snow. (5 min)

Ig will arrange an on-site meeting with Budd's to go over preferred snow stacking areas. Discussion of raised manhole cover (due to sinking pavement).

- ❖ Discuss streetlight #28 (at corner of Dunwoodie Road and Earlmoore).

A Dunwoodie co-owner recently reported a dim streetlight at the corner of Dunwoodie Road and Earlmoore Lane to Sherri and Carla. Sherri originally thought this was light #25, but it was discovered after the meeting tonight that it is actually light #28. Following tonight's meeting Ig and Sherri drove to the light and upon inspection of the light, agreed this LED is dimmer than other LED lights in Phase III. Ig believes it is dirty and suggests that the next time Vedder Electric is in Arbor Hills to replace burned out lights, we will have them evaluate and clean it.

Tabled Topics

- ❖ Washing of white vinyl fence.
- ❖ Mulching of front entrance islands and flower beds.

Next Meeting

- ❖ The January meeting was subsequently scheduled to take place at Sherri Fountain's house on Thursday, 1/25/2024, 6:00 p.m. – 8:00 p.m. Our new Casa Bella representative, Jeremy Whiting, will attend the meeting.

Additional Notes

The Board expressed concerns during the meeting about Casa Bella's lack of responsiveness (particularly over the past few months) to repeated inquiries made by the Board and members of our community. The Board was advised that Arbor Hills would be assigned a new rep beginning in 2024 – Jeremy Whiting. During the latter part of November and early December, numerous emails were exchanged between the Board and Casa Bella to resolve urgent issues before the end of the 2023 fiscal year.