

# Arbor Hills Condominium Association

## Board Meeting Minutes

**Date:** November 14, 2017

**Location:** King Elementary, Multi-purpose Room

**Board Members:**

President: Dennis Stom

Vice President: David Wang

Treasurer: Rajiv Saxena

Secretary: Thomas Edwards

Member at Large: Steve Hadrill

I. This was scheduled as an open meeting with a public Q&A-Comment session.

A. Home owners present:

- |                     |                    |
|---------------------|--------------------|
| 1. Brian Charnetski | 3228 Buckhorn      |
| 2. Ig Justina       | 3227 Dunwoodie     |
| 3. Carla Charlebois | 3465 Ashburnam     |
| 4. Larry Joti       | 3444 Ashburnam     |
| 5. Eric Pointer     | 3110 Kilburn Park* |
| 6. Gabe Cherem      | 3255 Dunwoodie     |
| 7. Usha Jindal      | 3219 Kilburn Park  |
| 8. Dave Friedrichs  | MMI representative |

\* brought coffee and donuts

B. Agenda Outline and Dennis Stom's Comments:

1. Change over between MMI and Casabella
2. Webmaster, Doug Perlin will continue with Lisa Hadrill volunteering to help. Ig volunteers as a 2<sup>nd</sup> helper.
3. Process of governance (suggested and intended):
  - a. The Board may handle the more routine matters on its own.
  - b. New policies, projects, and spending would be best to go through a process of announcement, public commentary and suggestions before being acted upon.
  - c. a survey by owners (by Google Survey Monkey) to determine association activities.
4. Trees and Foliage: owners may trim trees or other growth that encroach over the property line from the common areas. Trees near sidewalks or the street need to be trimmed to a height so as to not interfere with pedestrians, mail trucks or the snow plows. The 6 foot Bylaw requirement is a guide. The City has an 8 foot height. Any trimming should not do long term harm to the tree, so a switch to 8 foot would need to happen over time.
5. Storm Water and Ponds: the Association has 12 water level gauges that can be installed to monitor water levels.

C. Steve Hadrill's Comments:

1. Newsletter to home owners should be monthly, question of what medium is to be used; paper vs. email. Our email list contains 191 addresses out of 200 households. Paper newsletters have an associated cost, but may have a greater appeal than an electronic version. Usha and some residents don't want newsletters placed in or on their mailbox.

- a. Postage can be avoided by volunteers placing the hard copy in the US Mail boxes. This has been done in the past with the consent of the home owners and the letter carrier.
- b. Electronic newsletter:  
the 9 residents who have no email and can receive a US mail copy.
- c. Comment form the floor: (lg), a newsletter can be "sponsored" in exchange for some included advertising.
- d. Alt. idea; a hard copy newsletter quarterly, the other 8 by email, (with 9 snail mail).

Discussed fence damaged by lawn mowing company was repaired at their cost.

Discussed having committees in the neighbor for specific tasks. Volunteers from the floor have said they would help with committees. Board needs to set them up.

## II. Public Comments:

- A. David Freidrichs, MMI:
  - 1. Brought large placard maps of the subdivision with the ponds, also smaller roll up maps.
  - 2. The Board should receive the 1995 Atwell drawings showing the original ponds and drains.
  - 3. Unfinished projects – , Guardian Tree pruning service ends in November 2017, Pond D work has been stopped.
  - 4. Need rocks installed back into Pond D that were removed last year to restore the pond back to its original design.
  - 5. Photos of street crack repair, Aldrich and Strand.
  - 6. Street light repair: see attached email D. Freidrichs:
- B. Usha Jindal: (past Board President) Requests that someone from the current Board retrieve maps and 5-6 boxes of other items.
- C. (Hello all, Thomas has picked up 25 newer drawings and 22 older drawings of the Arbor Hills from me. He also picked up three boxes of files given to me by Collin Ross, and few boxes of picnic items and ice-cream social stuff. Thank you for picking them up. Best wishes to all of you. usha Jindal)
  - 1.
  - 2. Remaining contracts from the old Board;
    - a. Tree pruning
    - b. Pond clean up: B, C,G,H,I; cattail removal, herbicide, vegetation removal. (what was this ??)
  - 3. Newsletters: Is opposed to anything other than U.S. Mail being place in the mail (Who was this, Usha?)
- D. Larry Foti: Regarding newsletters in the mailboxes, letter of the law vs. what the neighborhood wants and needs. Paper newsletters delivered by volunteers is OK.
- E. Gabe Cherem: Q1: Who is snow removal vendor: Holiday as in 2016-17.
  - a. Q2: Transition between management companies: 22 days of overlap, December 1-22. Internet searches show bad reviews and indicate that they do not follow up on calls, we as the Board need to "keep the new management companies feet to the fire". On this issue.
    - 1. Contact person should be at the next meeting.
- F. Carla Charlebois: questions
  - 1. Holiday Snow removal: last winter they tended to plow very late after the snowfall. By that time, the roads were packed down and icy.
  - 2. Should late fees be counted as income?

3. Why was \$69000 added to the reserve fund, instead of \$59000? Making up from being \$15,000 over budget in 2016-17. Treasurer will email details.
4. Status of Pond on Aldwich: it is landlocked, and takes overflow water from Loch Haven Green. An attempt will be made to seek simple solutions with volunteer labor first, rather than initiate a major corrective project, such as installing a new drain.

G. Ig Justina:

1. Records in the possession of Peace of Mind, MMI should have them, and they should be transferred to Casabella.
2. Volunteers to work on the website with Doug Perlin and Lisa Hadrill.
3. Review budget for 2018 and clean it up.
4. What type of Herbicides used for cattail control. (Dave F; a non toxic mineral based herbicide has been used.) Do we really need cattail control; they act as a natural water absorber and filter. Would it suffice simply to keep the drains and risers clear of debris and leave the cattails alone?
5. Comment about maintaining what we have vs. new projects in terms of using our resources. (Rocks at subdivision entrance as an example that were hit by a car and not fixed.)
6. Tree trimming, what are the criteria for the trees that need to be trimmed. A 02 review of street side trees by volunteers was more empirical rather than about taking actual measurements. Low hanging branches should not interfere with walkways or with mail trucks and snow plows. Trim now as needed while the trees are dormant.
7. Avoid overly aggressive pond treatments (Dave F., pond treatments have ended for the year.

H. Eric Pointer:

1. The importance of decorum and graciousness during public meetings, over aggressive debating or interjecting will intimidate other speakers and suppress the exchange of valuable ideas.

I. Brian Charnetski:

1. Sidewalks in winter, homeowners are responsible for keeping them clear, but often don't. Also what about common area walkways?
2. The idea of the association owning a bobcat and using it for snow removal, storage in the old pump house.
3. An alternative idea, add sidewalks to the plowing contract; it all depends what the owners are willing to pay for.

J. The Pump House: (per Dave F.) Housed heavy machinery for moving drinking water into the subdivision. When the new water tower was built, the pump house became unnecessary. The pump machinery was removed and is now vacant. The building itself is still owned by the city.

K. Discussed seal cracking filling didn't fill large gaps on Aldwych, Strand, and Ashburnam.

III. Next open meeting: January 2018, date TBA  
Adjourned at 9:00

## Arbor Hills Condominium Association

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Vice President: David Wang

Treasurer: Rajiv Saxena

Secretary: Thomas Edwards

Member at Large: Steve Hadrill

- I. Street light in Aldwich: taken out by a car, moved and changed to an LED. Not invoiced due to incorrect installation by the vendor: See attached follow up email, photos, by Dave F.

A.

(Steve Hadrill and board members –

Inquiry this AM to ATD Builders (Bud Youngs) who set the base for the solar light, has clarified that CONDUIT was run up through the base – to make it possible to provide (as requested) the back-up power interconnection, in event battery storage proves insufficient.

The AC wires that fed the original light will need to be pulled through and hooked up properly to the DC light and batteries.

Bud Youngs says the conduit feed is UNDER THE MAIN PLATE and was left with duct tape on it.

Perhaps, due to placement and duct tape, it cannot be seen.

ATD (Bud) assures AHCA that it is there.

The time to engage the electrician (IMO) would be when you decide AHCA has the budget to extract the old light post from the Aldwych catch basin fix the culvert/drain line and sink hole that has developed there since built by Guenther,

The supplier of the DC solar light system is most knowledgeable about the controller, its circuitry and the batteries – although others like Veddar should certainly be able to figure it out.

FYI, the supplier's name is Ron Schaddelee of National LED Solutions, just SW of Grand Rapids.

Phone I have for Ron is 616-405-8871.

Email [ecowindsolar@yahoo.com](mailto:ecowindsolar@yahoo.com) or [ron@nlsleds.com](mailto:ron@nlsleds.com)

Dave Friedrichs, CPM / PCAM

PS Mgmt.'s recommendation is to plant YEWS around the base of the solar light.

- II. Pond maintenance issues
  - A. Pond C, riser grate has disappeared, who removed it?
  - B. We have 12 gauges; they need to be installed, with posts below the frost line.
- III. Damaged fence post has been repaired (see attached email and photos).
- IV. Financial line item questions
  - a. Road dedication \$72.00? (Interpretation of By Laws)
  - b. Street light expense ( Elsinore) \$337.00 for an LED conversion.
  - c.
- V. Set next meeting for Tuesday December 12, 2017 at Sweetwater's or Big Boys.
  - A. Adjourned about 9:35









