
AHCA BOARD MEETING MINUTES NOVEMBER 14, 2021

Sunday, November 14, 2021: 4:00 – 5:30 PM – Location, 3227 Dunwoodie

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

Management Representative: Not in Attendance

Review and Approval of Previous Meeting Minutes

Meeting Minutes

October 28, 2021 Annual meeting minutes

No meeting scheduled in December 2021

Financial/Legal/Administrative

Establish Board officer positions and terms

The Board agreed to the following appointments: Ig Justyna (President); Carla Charlebois (Vice President); Sherri Fountain (Secretary); Thomas Edwards (Treasurer); Don Triveline (Director at Large). The Board agreed to assign terms of office in early October 2022. Two (2) Board seats will be open at that time. The Board further agreed that it will make every effort to respond to Board emails and cast votes on various issues within five (5) business days. Once a majority of Board members vote on various issues, Sherri will notify Casa Bella about Board decisions and Casa Bella will take appropriate action.

Treasurer's report: September

This month's report was not posted on Casa Bella's website prior to this meeting, so there was no discussion of recent financials.

2022 budget

Minor tweaks to the "Draft" 2022 Budget were agreed upon by the Board (re: Pond/Storm water System Inspection work). The budget was approved for distribution to all AHCA co-owners. Ig will finalize the budget and forward it to Alex for inclusion with co-owners' January 2022 dues invoices. Sherri will follow-up with the four (4) Pavement Engineering firms who provided estimates in 2020 for testing/evaluating AHCA's roads in anticipation of pavement mill/overlay in the future to confirm whether quoted rates remain unchanged.

Alteration/Modification Requests

Alteration/modification submission/actions

Vineet Kamat has contacted Alex and will be submitting an Alt/Mod request.

Ig will check on the reported orange electrical cord that has been strung from one side of Ashburnum Court to another. Cord is stretched over trees and believed to be plugged into a DTE box. (It was later determined that Comcast had applied for a permit for work in this area.)

Open Board Issues

Mail stand repairs

Ig will follow up with Royal Restoration to confirm all work has been completed.

Front entrance sign punch list for Huron Sign

Existing screws need to be replaced with stainless steel screws and bolts need to be painted with the correct color. Ig will follow up with Jim Anderson at Huron Sign Company. Sherri will provide Ig with Jim's contact info. (This info. was emailed to Ig by Sherri shortly after the meeting.)

Pond A riser clearing

Ig and Thomas will take care of this by 11/19/21 (weather permitting).

New Topics

Work Group to address speeding in AHCA led by Masato Nishioka)

Masato Nishioka approached the Board and volunteered to lead a task force to evaluate and make recommendations about speeding issues. The Board agreed that this is a good idea. Masato needs to be notified and provided with guidance and resource information that may help make this task easier. Ig will follow up on this.

AHCA Website access: Ig will ask Doug Perlin for instructions for himself and Carla about how to access and post information to AHCA's website.

Place Holders for tabled Topics

Road testing/evaluation from SME, N&F, S&S, and G2.

Sherri will follow-up with these Pavement Engineering firms to find out how much lead time they need to establish a schedule for testing/evaluation of our pavements.

Next Meeting

January, TBD

January 26, 2022, 7:00 p.m. (via web conferencing)