

Arbor Hills Condominium Association

Board Meeting Minutes

Open Session: Nov. 17, 2015

Board members present: Carla Charlebois, Elena Levin,
Elaine Kennedy, Usha Jindal, Dennis Stom

Homeowners attending: Gabe Cherem, Bobbie Kokol, Steve Haddril,
Jane Klingsten (via video)

Management Company Representative: Karin Witting

1. Reviewed Task Log, Work Order report and Move in report.
2. Discussed ongoing projects - pond and curb/asphalt.

PONDS – 1) Pond Dredging to continue this week on Pond C; 2) Agreed to look into alternatives to brush hogging in order to permanently remove invasive plants; 3) In the past, the removal of cattails cost \$13,000 – results did not last more than one year; 4) Discussed getting the opinion of a wetlands expert; 5) Discussed working on a long-term plan of ponds maintenance; 6) Noted that the Reserve Study has budgeted \$27,061 for pond work in 2020.

CURBS/ASPHALT – 1) Work done to date would be inspected prior to payment; 2) Questions were brought up regarding the Kilburn asphalt repair and water standing in this area; 3) There is a serious risk that the crack sealing would not be completed prior to the onset of the winter; 4) Discussed the numerous delays in completing this work and the concern that this vendor appears unreliable; 5) Discussed getting a quote from a different vendor for the remaining Buckhorn curb repair to be performed next year; 6) YPM will investigate if contacts could include a penalty clause for missing a completion date.

3. Jane updated the Board on what is going on in the City Council regarding the North-East developments. To fully assess the impact of those developments on Arbor Hills community she recommended to hire a professional engineer preferably the one familiar with our storm water system. The board postponed approval of this expenditure until a firm quote is obtained noting the limited funds available in 2015.
4. Open session was adjourned at 8:15.