

# AGENDA

## Arbor Hills Board Meeting

November 16, 2011

7:00 – 9:00 P.M.

<b>Board Members Attending</b>	Elaine Kennedy – President Deb Holmes – Vice-president Ig Justyna – Treasurer David Finnegan – Secretary Carla Charlebois – Director
<b>Provident Asset Mgmt Representatives Attending</b>	Jeremy Dantzer Adriana Rodriguez
<b><u>Time</u></b>	<b><u>Item</u></b>
<b>7:00 – 7:30</b>	Executive Session – Financial and Legal Issues The minutes for this session are recorded separately and are not posted on the AHCA website.
<b>7:30 – 7:45</b>	Open Questions & Answers Brian Charnetski reported that a streetlight on Buckhorn Ct is beginning to flicker and will need to be monitored for maintenance. Provident to address. Steve Haddrill asked Board to clarify position with respect to advertising businesses in newsletter. Board agreed to discuss and communicate a position. Steve Haddrill asked Board to clarify reserve expenditures for 2012. Board advised that expenditures planned for 2012 within Reserve Study would be discussed at a monthly Board Meeting prior to repairs being initiated. This will allow for discussion by AHCA Homeowners. Agendas are and will continue to be published in advance for homeowners to see topics planned for discussion.
<b>7:45 – 8:00</b>	Alt/Mod Form streamlining Non-change alt/mod requests will now go through a streamlined approval process. Alt/mod requests that replaces existing material on the home with like material (painting, shingle

	<p>replacement, etc.) will be included in this streamlined approval process and residents will be notified by a board member of the alt/mod approval. Other alt/mod requests will continue to be reviewed individually by the Board.</p> <p>Landscape issues to Provident</p> <p>Landscape issues previously managed by the Landscape Committee will be transferred to Provident. Provident to monitor and work with residents to address on ongoing basis.</p>
<p><b>8:00 – 8:20</b></p>	<p>Access Road chain installation</p> <p>Residents were notified of a request by a fellow homeowner to allow for placement of a chain through the entrance of the access road off Ashburnam. The requesting homeowner has offered to pay the cost of this chain installation. The access road has been observed being used by UPS trucks and recycling trucks at excessive speeds. It was requested that the chain not completely block usage of the access road by pedestrians and bicyclists as residents use this area. The Board voted to pursue next steps and review ideas from the requesting homeowners as well as investigate potential issues that may arise (i.e. approval with city, police, fire and sanitary services).</p> <p>Speeding – Presentation of Traffic Calming Study</p> <p>Ig Justyna reviewed the Traffic Calming Study for Arbor Hills previously initiated by the AHCA Board and conducted by the Public Services Department in 2003. Stop signs were discussed as an alternative to speed bumps. A neighborhood survey will be conducted early in 2012 to suggest speed reduction alternatives with high level costs and determine homeowners' interest in pursuing such measures.</p>
<p><b>8:20 – 8:40</b></p>	<p>Neighborhood Maintenance Items:</p> <p>Crack Sealing</p> <p>Crack Sealing bids have been obtained. Given the recent weather change it may not be feasible to pursue crack sealing before the winter this year.</p> <p>Storm Drains</p> <p>Provident to get bids to repair Cromwell/Earlmoore storm drain.</p>

	<p><b>Dead Trees</b></p> <p>Ig Justyna to inspect potential dead tree near Susan Lass' home.</p> <p><b>Light Poles</b></p> <p>Steve Hadrill reported that all light pole touch up work has been completed. Stickers still need to be placed on light poles. Steve reported that some of the street light poles appear to be showing signs they need to be repainted.</p> <p><b>Street Signs</b></p> <p>Some street signs are beginning to show wear and will require replacement. No funds are contained within the 2011 budget to address so AHCA will have to wait until 2012 to address. Ig Justyna reported that a street sign should be ordered for Cromwell/Kilburn Park, since there is not one now. Provident to check with in-house maintenance crew on shoring up of some of the street sign poles (Stop sign at Strand/Kilburn Park).</p>
<b>8:40 – 9:00</b>	<p><b>LED Street Lighting – what's next</b></p> <p>Brian Charnetski and Steve Hadrill reported on behalf of the Lighting Committee that no further bids are pending. Vedder and Suburban quotes have been received; a third company contacted has gone out of business. Brian Charnetski to follow up with City on failure rate of LED lights and follow up at a future Board meeting. Next steps include surveying homeowners to get feedback on proposal.</p>
<b>9:00</b>	<p><b>Adjournment</b></p>