

Arbor Hills Condominium Association Board Meeting Minutes

Date: 12 December, 2017 about 7:00 P.M.

Location: Olgas, on Plymouth Rd.

Board Members:

President: Dennis Stom

Vice President: David Wang

Treasurer: Rajiv Saxena

Secretary: Thomas Edwards

Member at Large: Steve Haddrill

Agenda:

1. Call to Order & Roll Call: Stom, Haddrill, and Edwards; also our management representative, Neil Kollipara. Regrets from Mr. Wang, he requests a different day, Monday or Thursday for meetings.
2. Approval of Minutes: so moved, edited version 2.1
3. Treasurer's Report: treasurer absent: Mr. Kollipara gave a report of funds transferred from MMI. Totals from the reserve fund and CD's matched the last expense report from MMI in October. The operating fund was \$14,000 reduced in November. An itemized list of November 2017 expenses is needed ASAP.
4. Management Report: by Mr. Kollipara,
 - a. A report on the transfer of accounts from MMI to Casabella, as stated above.
 - b. Process for paying January dues, they are due January 1st, payable without penalty by January 10th. Due to the transition from one management company to another, the no penalty period will be extended to February 10th.
5. Old Business
 - a. Leaf dump on Cromwell, complaint by Wei Wang. Canopy, the landscaping contractor was responsible. Was the complaint resolved? Calls by the Board to the homeowner have not been returned to date.
 - b. The damaged light: A Home Depot delivery truck knocked down a street light on Ashburnam. This was replaced with a solar powered LED, but the homeowner did not like the glow. The light was then moved to Aldwych and put on a large pedestal so it would be the same height as the other lights on the street. The 1st pedestal is designed to be screwed into the ground, hit a storm drain pipe. A new pedestal was installed nearby but the old one has not been repaired. The pedestals do not have electrical service. The contractor, ATD, has not been fully paid due to the deficiencies of the work. To be resolved in the spring.

Arbor Hills Condominium Association

Board Meeting Minutes

6. New Business

- a. Newsletter topics: deer cull, management transition, Casabella contact information and registration, dues notice, common ground clearing into yard, tree trimming
- b. Repeat city announcement of Deer cull which will take place in Oakwood Nature area. The park will be closed from 3:00 PM until 12:00 AM each evening-early morning for the month of January.
- c. Details about the transition to Casabella, introduce our representative Neil Kollipara.
- d. Dues due January 10, but an extended grace period to February 10th.
- e. Tree trimming dead line will not be enforced.
- f. Casabella Website now should be ready for homeowner registration. They could not accept before December 1st, because, AHCA was not official until then.
- g. Casabella to mail out the payment notices by next week.
- h. Thomas Edwards confirmed that he picked up the records and maps from Usha of Arbor Hills.
- i. Discussed that the solar powered LED streetlight needs to be wired to the grid and the old base removed and storm drain repaired in the Spring.
- j.

7. Next Meeting : Monday, January 22, 2018, 7:00 pm, set as an open meeting, at Clague if space is available.

8. Adjournment about 9:15 pm