

Arbor Hills Condominium Association

5/11/17

Board members present: Usha Jindal – President, Dennis Stom – Secretary, Elena Levin - Vice President, and Fan Wu – Director

Management Company Representative: Dave Friedrichs from MMI

Closed Board Meeting Minutes

0. Call to Order
1. Large discussion of work done near Pond D and surrounding Dunwoodie-Kilburn Wetland.
 - a Funding of work. (large amount of time and energy on this topic)
 - i Usha maintains that the agreement in November for hydrologic channel clearance COVERS additional work added in pursuit of tree clearance etc.
 - ii Dennis maintains all such additional spends must have additional votes, and that this is a large change of scope and amount, hence against the rules.
 - iii It is agreed going forward to vote on clearly written proposals for and such spend.
 - b Nature of work done or to be done
 - i There is some disagreement as to utility and effect of work done. Dennis and Usha in disagreement. Both agree that neither is a professional or expert on storm water maintenance and to seek Jerry H. from the City or other professional.
 - c Board and Dave of MMI agree to ask Dave to write up an explanation of events. Dave agrees.
 - d Also agreed to not withhold funds for repairing damaged yards from recent efforts.
2. Dave/MMI to get bids for crack filling and snow plowing as soon as feasible to get into next year's budget.
3. Discussion of April financials
 - a Started 1% account with Revere Bank
 - b Discussed not having more than 250k in one institution (insurance)
 - c Dave to ensure money sent to State Farm
4. Discussion of Budget review
 - a Mailing overage
 - b Pascoe not yet billed/paid
 - c Some lien work – enforcement, that should be recouped as paid
5. Insurance up for renewal, MMI recommends Farm Bureau as they have programs for associations that give better coverage same price. (included workman's comp for volunteers at same price)
6. Lawn mowing contracts in place
 - a Perimeter of basins to be mowed as a part of lawn contract
 - b D not yet included, does it make sense to add? How much? How do neighbors feel about that?
7. Street lighting progressing and on budget
8. Street sweeper . . . difficulty finding vendor
9. Comcast contract discussion
 - a Signed and sent
 - b Elena voiced concern about not having a lawyer look it over, and about time pressure
 - c Dave stated he has seen many such and is comfortable reviewing on neighborhood's behalf
10. Current task list:

- a Walk Dunwoodie-Kilburn wetland in the company of a real professional expert from City to determine what appropriate next steps if any are.
- b Get bids
 - i crack filling
 - ii asphalt repair
 - iii Get punch list type bid for parts of c-d-dunwoodie-kilburn work completion
- c Study sinkholes in a yard and in a street
- d Catch basin repair almost done, follow on storm drain clean (in progress)