

## Arbor Hills Condominium Association

5/18/17

**Board members present:** Usha Jindal – President, Dennis Stom – Secretary, Rajiv Saxena - Treasurer, and Fan Wu – Director at Large

**Management Company Representative:** Dave Friedrichs from MMI, Jessica Caudil MMI

### Open Board Meeting Minutes

0. Call to Order
1. Usha's announcement
  - a Board objectives
    - i Residents' trust is important
    - ii Follow the bylaws and spend prudently
    - iii There is a learning curve
    - iv Would be better to take true expert advice (professional). Asked for advice from neighbors but received none.
  - b Board work is extensive meet on many topics
  - c New notion to have all minutes public, leaving out only neighbor enforcement issues
  - d Accomplishments
    - i Fixed the H complex of retention ponds
    - ii Started to fix C-D-Dunwoodie-Kilburn complex
    - iii Will put together stormwater explanation and maintenance document
  - e Reserve study is outdated and incomplete
    - i Missing trees, stormdrains and wet lands maintenance
    - ii Sealcoat 20k a year unneeded
    - iii No addressing wetland behind Elsinore
    - iv Needed to remove 40 dead trees from common lands
  - f Residents want more participation, what can we do?
    - i Master deed lays out rules
    - ii Committees all dysfunctional except city relations
  - g Thank you Jane K and Doug P for services to the neighborhood
  - h Board wants to suggest 5 committees and asks for true experts to participate
    - i Storm water management
    - ii Trees and landscape
    - iii Street care, cracks, holes, etc
    - iv Signs and lights
    - v Dennis note: (I must have missed one)
2. MMI Dave addresses meeting
  - a We grew reserves over the last year
  - b We can email budget to requesters who are verified as AHCA members
  - c Budget is meant to be balanced
  - d The real uncertain issue was what was needed in and around D
    - i Problem with D (or wetlands surrounding) rising
    - ii Followed guidance of Atwell, no details of 2015 study were available from company
    - iii There was criticism
      - 1 Work stopped

- 2 Only 6k of contracted 11k was paid
- 3 Want to finish defined work
- 4 Pointed out problems with water from last November
- e NAP wants to protect the "Champion Oak"; more to come on that
  - i Plan possible workday to "improve" treatment and surroundings
- f Kilburn, Elsinore, Strand wetland/pond needs looking at and fixing
- g Tree policy -> want to encourage not enforce
- h Dues no further increase
- i CA Bank from Mutual of Omaha only takes deposits with coupons
  - i Two choices: direct deposit or pay 25\$ coupon print and distribute fee starting in 2018 (choice 3 switch banks??)
  - ii Janet Sherman asks how will everyone be told of 25\$ fee?
- j Sump pump discussion clarifying that from house to common line is owners' responsibility, common lines and drains are neighborhood
  - i One neighbor had paid to clear a common drain (investigate paying that).

## Neighbors

- 3. Jim Monnett
  - a May 20 park weed and mulch day
- 4. Sally VanderVont
  - a Difficulties with a neighbor (\*should be enforcement and not public)
  - b How can we make certain we are heard?
  - c What interventions are possible from board/management?
- 5. Steve Haddrill
  - a Pond D work was agreed to be put off until studies and discussion in November (argued. It was pointed out that the Secretary should have made minutes clearly indicating and clearing up difference in recollection between MMI and neighbor. For that meeting MMI minutes are in record as official.)
  - b Steve contends Kil-Strand-Elsinore pond now worse due to digging a channel
    - i (Note: easy to check, look at flow direction and if IN to the pond block the flow. Further why not just block channel and buy a cheap sump pump to drain a few inches?)
  - c Steve contends important changes were made to C-D and surrounding wetlands to change the flow and alter the master deed, and that these are damaging
  - d Comcast contract should have been shared to neighborhood prior to a vote
  - e Sidewalks need to be leveled. Mostly on privately responsible areas but some common. Board needs to communicate to the neighbors.
  - f Communication is lacking
- 6. Jason Stringham – passed his time first time, and later made comment that residents can respect each other and live peacefully here.
- 7. Jason Vilano
  - a Wants better communication
  - b Wants more information about Comcast deal – yields floor to Dave of MMI to explain
    - i More typical for large single building associations
    - ii Prevents board from buying a fast line and equipment to sell coms to neighbors
    - iii Barkly Park took a similar deal
- 8. Larry Foti -> pass

9. Chuck Daniels echoed concerns that Comcast deal not adequately discusses prior to decision. What did we give up for money?
10. Ig Justyna
  - a Echoes Steve Haddril
  - b Channels/ditches dug inappropriately and make situation worse not better
  - c Clear cut of vegetation around D also makes water management worse not better
11. Brian Charnetsky
  - a Wants better and prior communication
  - b States that Usha asked for recommendations and says she received none, but he says that he was part of a group that provided recommendations.
  - c Clear-cutting the berms around D will make erosion and sediment deposition worse not better
12. Thomas Edwards
  - a Would like time for neighbors to think about possible big new items prior to a board vote
  - b Get comments from people first
  - c Report upcoming questions/issues/initiatives in a newsletter
13. Elaine Kennedy
  - a Communication
  - b Budget
    - i 35k new funds should go to reserve to be held not to be considered general or slush fund
    - ii Every year have a budget and a vote
    - iii Wants board to commit to staying within budget
    - iv Reserve is there for planned big expenses and unplanned emergencies
14. Rajiv Saxena
  - a H Ponds had erosion, filling, and were spreading growth out of bounds of the commons and into private lands
  - b Please pick up loose blown trash on trash days.
    - i Discussion of weight on top of bin and will city still collect
  - c Association should contract a storm water management expert to define management needs and schedule
15. Kate Cameron
  - a Discussion of a petition to remove board members: Disappointing due to people not knowing each other or having an understanding of what others are trying to do "to them" rather than "for them"
16. Larry Foti again
  - a Upset about Secretary dropping the ball on annual meeting minutes.
  - b Secretary explains but agrees.
17. Usha again states she had made a request for how to fix rising water along commons private property boundary and received no help for 3 months. Atwell could not provide details of pond study in 2015.
18. Random discussions break out and meeting is adjourned into several smaller conversations.