

# Arbor Hills Condo Association

## Annual Membership Meeting Minutes

### October 27, 2016

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*(Location: Media Room, Clague Middle School, 2616 Nixon Rd, Ann Arbor 48105)*

#### Board Attendees:

Usha Jindal, President  
Elena Levin, Vice President  
Rajiv Saxena, Treasurer  
Dennis Stom, Secretary  
Fan Wu, Director At Large

**Management Company representatives:** Jessica Caudill, Ryan Lloyd, Dave Friedrichs  
[mmi@meadowmgmt.com](mailto:mmi@meadowmgmt.com)

**Site Service and Condo Care Personnel** (independent local companies with experience at properties served by MeadowManagement):

Gregory Wilson, Canopy Landscapes [greg@canopylandscapes.com](mailto:greg@canopylandscapes.com)  
Marty Stafford, ATD Builders [services@atdbuilders.com](mailto:services@atdbuilders.com)

- I. Call to Order
  - The meeting was called to order by Usha Jindal at 7:40pm
  - Proof of Notice having been sent by US Post to all Units
- II. Verification of Quorum
  - Quorum (70 needed): 38 Units present and 56 proxies for a total of 94
  - Eight sign-ins and proxies were presented after Quorum was announced.
- III. Approval of 2015 Annual Meeting Minutes
  - Moved/Seconded and approved as published, without objection.
- IV. Election of Directors
  - Candidates as nominated prior to meeting:
    - i. Fan Wu – having been appointed to fill vacancy during 2016
    - ii. Rajiv Saxena – having been appointed to fill vacancy during 2016
  - Nominations from the floor: none
  - Brief Introductions:
    - i. Fan Wu – a teacher of Chinese at Huron High and 3-year homeowner with 3 children; Ms Wu expressed an interest in working to help strengthen the community and its safety for all. She noted that as many as half in the Arbor Hills community may be Asian;
    - ii. Rajiv Saxena – an engineer with Fiat-Chrysler and original homeowner at AHCA, Mr. Saxena expressed his interest in volunteering his experience,

analytical abilities and to better handle the challenges of community finances while avoiding deferred maintenance.

- Moved and Seconded to Close Nominations. Approved without objection.
- Moved (Curtis Howard) and seconded (Dennis Stom) to Elect the Nominees by Acclamation. Approved by all present and represented without objection.

V. Brief Introduction of New Management Company – and Local Contract Personnel:

- Dave Friedrichs introduced **MeadowManagement** and those present, noting that the company has been servicing communities on the north side of A2 since 1983. As well as being an Ann Arbor resident since 1971, Dave is a licensed builder, CPM and PCAM (accredited by IREM and CAI, respectively). Ryan Lloyd was introduced as a 3<sup>rd</sup> generation manager with the company; and Jessica Caudill as the coordinator of services from the home office in Novi to Arbor Hills.
- Services are to be provided on a Property Management Team basis and members with issues to be addressed are asked to email [mmi@meadowmgmt.com](mailto:mmi@meadowmgmt.com) or call 248-348-5400. Meadow is not related to Canopy or ATD but has worked with both from time to time on a number of properties, particularly in Washtenaw County.
- On behalf of **Canopy Landscapes**, Gregory Wilson said that his company had prepared an offering of seasonal and annual outdoor services to homeowners that would be circulated to all members. These services would be optional and subscriber-based, with extra discounting extended to AH homeowners so long as a minimum of 20 addresses signed up. Canopy currently serves only a few @ AHCA. Snow shoveling and mowing, plus landscape work and trimming were emphasized.
- On behalf of **ATD Builders**, Marty Stafford explained that “All Things Done” is his firm’s emphasis. From garage doors and interior repairs to sprinkler systems, decks and remodeling, ATD is in the neighborhood daily due its perennial retainer agreement for work at Barclay Park Condos on Nixon Rd. This is expected speed improve estimates and services to homes in Arbor Hills. Bud Youngs is the licensed builder, but traveling and not able to attend.

VI. Old Business – and Report of the President:

- President Jindal presented a Year In Review power point that pictured the recent improvements to “Pond H” and a blue heron she hoped might bode well for a more welcoming and better maintained landscape.
- Capital Projects discussed in recent years had been completed during 2015 and 2016, most within budget – but still lessening the NET annual Reserve contribution from the \$59,000 set as the target in the most recent edition (SEP-2015 report to be posted on the website).
- Member, rather than attorney, meetings with City staff and council members were recommended as a means of determining whether or not there might be a basis for the City (Council) to approve a WAIVER or REDUCTION of a portion of the property taxes collected from AHCA homeowners (or possible fractional assistance in supporting maintenance of jointly-owned roads which comprise roughly 1/2 of total road surface in the community). Ig Justyna made clear that deeded easements had been given to the City at the time of AH’s development. Also, since street millages

are legislated (by popular vote) and assessments are based on actual resale prices (values in Arbor Hills), neither may offer likely recourse for special reductions.

VII. New Business – 2017 Budget Recommendation and Review

- Members were in only recent receipt of the Budget Recommendation for 2017. Many questions were raised. Interpretations and information, past and present, were exchanged at length.
- Treasurer Rajiv Saxena presented a multi-slide report summarizing what had been mailed and providing detail of cost of recent and proposed capital projects, a forecast of expenditures for the current 4<sup>th</sup> quarter 2016, and a pie chart of annual expenses.
- Three options for 2017 were presented, the most financially secure based on presently available information being a \$200 increase in annual dues. The second option was a \$100 increase for 2017 – and the third little or no increase.
- After discussion, both of specific projects, Association responsibilities and Reserves, it was MOVED and SECONDED to TABLE consideration of the 2017 budget until a November meeting, open to all, at which the budget recommendations would be taken up again and a decision made. Ayes 8 and Nays 19 (abstentions & proxies not counted). Motion failed.
- After further discussion, another **motion was made and seconded to raise 2017 dues by \$100** (that is, with a \$50 increase in Jan 1, 2017 billing) to cover for projects presented in the 2017 budget (e.g. street pot hole repair, street crack fill sealing, drain cleaning and repairs, dead/diseased trees removal, tree pruning). The motion also called for review of Year-to-Date additional capital project costs and reserve funds at the May 2017 board meeting when the adjustment to the July 1, 2017 association dues would be finalized (i.e., to increase or to make no change to dues). Additional discussion. Call of the Question.

**Majority In Favor. Motion Carried.**

*[Note – former board member Carla Charlebois reminded those in attendance that YPM as former manager had discussed relief, re-do, or discounting of the cost paid for crack filling due to late start of filling last year and subsequent non-stick of tar.]*

VIII. Pond D restoration. The board agreed to revisit the repairs needed to bring this pond back to good condition. Previous board members and affected residents are to provide their input to the board. **This input is requested by close of business Thursday, Nov 10, 2017**, to allow the Board to make its decision at its November meeting and, possibly, to commence work soon after that date (given the overdue nature of the restoration work and expressions of dissatisfaction with its condition by affected residents).

IX. Adjournment 10:40pm – with thanks to all for attending and participating.

Respectfully submitted,

***Dave Friedrichs***

Dave Friedrichs, Acting Secretary

Property Management Team / MeadowManagement, Inc