

Arbor Hills Condominium Association

Ann Arbor, MI 48105

For the Arbor Hills Board of Directors

To be held on

June 15th, 2011

MODIFICATION FORMS: mod request received and sent to board via email for 3220 Dunwoodie roof and approved via email. Board also approved the alt mod for shutter installation at unit 3239 Kilburn Park Crl via email, 3225 Dunwoodie, and 2 prior to the May meeting alt/mods 3128 Kilburn Park Crl, and 3143 Dunwoodie.

FINANCIAL:

May financial reports enclosed

Operating Account: \$ 22,037 30

Reserve Account \$197,873.79

Total Assets \$219,911.09 as of April 31st, 2011

CHECK REGISTRY:

| | |
|---------------------|------------|
| SCM | \$1,377.67 |
| SCM | \$218.14 |
| DTE | \$330.55 |
| DTE | \$71.02 |
| MRA | \$860.00 |
| John Ardizzone | \$150.00 |
| Elaine Kennedy | \$138.99 |
| Vedder | \$683.75 |
| Arbor Hills Reserve | \$2,052.00 |

OPEN INVOICES:

| | |
|------------------|----------------------------------|
| City of AA Water | \$5,293.67 |
| Atwell | \$691.73 |
| Citizens Ins | \$800.00 |
| Citizens Ins | \$2,509.00 |
| Budd's | \$9,058.73 correction \$9,026.37 |
| SCM | \$50.00 |

DELINQUENT ACCOUNTS:

Delinquencies will be handled as directed by the board of directors case by case

LEASE REVIEWS/RENTAL COMMITTEE:

Chuck Daniels is doing an excellent job with this committee. He and I are in regular contact, and I know he is working very hard to make co-owners aware and compliant. New leases that have come in have been sent to him, the board, and our accounting department for filing.

RESERVE STUDY: the Board is working directly with Reserve Specialists.

MAINTENANCE:

I have the sign from Signs In One Day and I am having our maintenance staff install it Wednesday 6-15-11



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DCAM has quoted \$1,600. ASI quoted between \$1,700 and \$2,500 depending on the extent of repair under the surface. Budd's lawn Care was \$750, and I will have a price from Powell Construction at the meeting.

Moon light Sweeping was supposed to be working with my Maintenance coordinator for scheduling the return visit. I called Moon Light Sweeping Yesterday to find out the hold up and their scheduling person was not available so I am awaiting a call back. I hope to have the date scheduled prior to tomorrow's meeting.

I have contacted Urban Forester in regard to the tree that is down over the drain at Ashburnam and we are meeting on site later this week to look at it and quote the work. I was told the tree is not an issue any longer and does not need to be removed. Urban Forester has been canceled.

South Eastern Maintenance has quoted \$1,100 for 15yds of double shredded hard wood for the entrance mulching. I was told that Turon Lawn Care has been awarded the contract to mulch the front entrance. Please send me a copy of the quote for my records.

2010 TAX RETURN/BOARD RESOLUTION:

The Board resolution still needs to be signed and returned to the auditor; it authorizes the Board's intent to carry forward excess operating income (standard, every year). Has this been given to the board for signing? The signed copy has been sent in and this issue should be closed.

SITE VISIT:

I visited the community on 6-10-11 and nothing stood out to me going through the site. I do still recommend that we have Budd's clear the 6-8ft on either side of the emergency road. Second monthly site visit is to follow at the end of the month.

Sincerely
Aaron Hawley
Property Manager
Select Community Management
ahawley@thecondopros.com

