

Arbor Hills Condominium Association

Ann Arbor, MI 48105

For the Arbor Hills Board of Directors

To be held on

May 18, 2011

MODIFICATION FORMS: mod request received and sent to board via email for 3143 Dunwoodie. Mod request received and sent to board via email for 3128 Kilburn

FINANCIAL:

April financial reports enclosed

Operating Account: \$ 68,630.02

Reserve Account \$146,841.47

Total Assets \$215,471.49 as of April 30, 2011

CHECK REGISTRY:

SCM \$1,273.00

DTE \$330.55

DTE \$78.04

Atwell \$419.00

Budd's \$840.54

Vedder \$249.00

Arbor Hills Reserve \$2,052.00

OPEN INVOICES:

Atwell \$1,110.73

Vedder \$683.75

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: I have not received any update in this regard at this time

MAINTENANCE:

The down sign post has been installed with the remaining sign that was not stolen. The missing Aldwych sign has been ordered by Signs in One Day and should be completed and ready for install in the next week or so.

The mailbox stand that was damaged in the winter is being repainted by the board volunteers.

I'm having DCAM come take a look at the hole by the drain in the road and provide a quote for the repairs and it to be done in concrete as directed by the board. I understand other quotes are or have been in process so I will add those into the report.



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Moon Light Sweeping has come through the community and completed a street sweeping but without notice to the community. They have not yet been paid for this work will have to return at no charge to complete it again after notice has been given. Scheduling is in process

FIDELITY INSURANCE:

New quote was emailed to BoD when received. \$318,000 (with \$2000 deductible) in coverage will cost \$502/yr, or \$1506 for a 3 yr policy.

CO-OWNER CONTACT INFORMATION:

The forms have stopped coming in.

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?

SITE VISIT:

As described in my site visit report submitted via email to the board. The concerns that I have noted are mostly in regard to signs in the front of units and the missing street sign. I also noted that it is time to have someone cut back the emergency road plants again. I will be speaking with Budd's lawn care in this regard. My original report is attached.

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

