

Arbor Hills Condominium Association

Minutes of Special Meeting, July 18, 2013

Pursuant to Section 10.4 of the Bylaws for the Arbor Hills Condominium Association, a Special Meeting of the Co-Owners was held at the Holiday Inn, 3600 Plymouth Road, Ann Arbor, Michigan, 48105 on July 18, 2013 at 7:00 PM for the purpose of voting on whether or not to remove current directors of the Arbor Hills Condominium Association and, if necessary electing a new board of directors.

Directors Present: Ig Justyna President, David Finnegan Vice President, Carla Charlebois Treasurer, Jill Kulhanek Secretary, Vance Allan Director

7pm-740pm

Registration of residents and tabulation of proxy votes for Arbor Hills Condominium Association. After registration a quorum was established of a minimum of 101 co-owners by presence or proxy who could cast a vote, the Special Meeting to remove the current Board of Directors proceeded.

Prior to the meeting starting there was a dispute from some neighbors about those with delinquent association fees being allowed to vote. AHCA Bylaws prohibit co-owners with delinquent association dues to vote. The BoD discussed the issue and allowed the individuals with delinquent 2nd half dues and those proxy votes with delinquent 2nd half dues, to vote.

745pm

President Ig Justyna addressed those present from the neighborhood about the BoD and MMI agreement to part ways. Ig also advised the neighborhood the reason for the Special Meeting was that 82 neighbors signed a petition to call for the removal of the current BoD of AHCA. The Petition had been presented to Secretary Jill Kulhanek on 06/27/2013 by Gabe Cherem, Kami Meader, and Colin Ross. After the Petition was filed with Secretary Kulhanek, the BoD made arrangements to notify the association about the Special Meeting, and provide proxy forms to all co-owners.

800p Neighborhood Questions/Comments

Steve Haddrill, asked if the BoD or MMI was to blame for the botched inspections? BoD advised MMI was to read the bylaws and tell the BoD what they proposed for inspections. After the May inspection BoD verified MMI inspection results and BoD removed and added violations. Board removed MMI's violations for faded window screens and requirement to have tree rings. The Board added items regarding painting of house trim and roof shingle repair and instructed MMI to use the revised list. MMI ended up sending out letters based on their original inspection and not the revised sheet the BoD provided to MMI. BoD advised the violations letters and then the correction letters MMI sent out were botched and contained many mistakes.

Chad Brummett, asked about toning down the inspections? BoD advised MMI was told to follow the Michigan Condominium Act, the Rules Regulations. The purpose was to have less BoD involvement and more involvement on MMI's part,

Brian Charnetski asked if the current seated BoD is open to having more open meetings, and more communication between the BoD and community. BoD advised there are open meetings currently every other month, and not many neighbors attend the open meetings. It was acknowledged that there is a lot of excitement right now because of the request to remove the BoD. The BoD indicated its willingness to communicate and have open meetings.

Usha Jindal commented about using BoD homes for meetings, advising the association should pay for meetings to be held elsewhere. BoD advised homes were not used for meetings.

Gabe Cherem requested a committee to revise the Bylaws and asked where the Guidelines and Policy's of the neighborhood are. BoD advised a committee is already established. BoD advised the Policy's have been posted on the back of the Newsletter and the Guidelines, and Bylaws are on the AHCA website.

Susan Lass asked for the bylaws to be passed out to new residents and BoD should have extra copies for new residents.

Carole Stephan advised she moved to Arbor Hills Condo Association for the Bylaws and managed community, she also stated the current BoD is the first BoD to make the neighborhood look nice.

Larry Foti stated meetings should not be held at BoD homes and the association should pay for a place for meetings. He also advised the BoD always allows everyone to speak at meetings.

Usha Jindal stated citations from inspections should be present condition of home, and BoD should not be able to bring in prior violations from previous inspections. She also advised the neighborhood is filled with lots of foreign residents who have had problems filling out forms such as the proxy forms for the association.

Colin Ross stated there were several missed steps with MMI's inspections, and he wanted to know what direction MMI was given for conducting the inspections.

BoD told MMI to follow Ann Arbor City policy on items like sidewalks or grass. MMI was also advised to follow the Association's policies for inspections.

Steve Haddrill asked if the BoD was open to getting information from Associations on Inspections, BoD advised they are open.

An unknown resident stated she did not know why the association was paying for a management company if the BoD has to review the management company's work. The resident also advised she supported the BoD and their efforts.

Barb Cherem noted the time in the evening and requested the meeting agenda return to the Special Meeting issue. She did continue to state that the recent inspections were intrusive and not needed; she believed the inspections were overreactions, sudden, without specifics. She said the BoD needed input from the neighbors. Ig Justyna advised the residents that an Aesthetics Survey was conducted circa 2005 or 2007 and that 75% of those that responded wanted aesthetics enforced.

An unknown resident stated there should be compliance with the Bylaws in regulating aesthetics and he was pleased with the way the neighborhood looks, great services, but he was surprised about 120 violations for 200 homes.

845p Vote

Ig Justyna announced to the residents the appointment of inspectors of elections. Colin Ross, Elaine Kennedy, and Carla Charlesbois appointed to count the ballots. After the ballots were tallied and verified, the vote to remove each Board member failed to reach the required 101 votes confirming all current Board members remaining in office.

900p Meeting Adjourned