

Monday, August 23, 2021

MINUTES

Board members present: Ellen Johnson, Nick Oliverio, Jessica Lehr, Kat Irvin, John Sprentall

Board members absent:

Staff present: Kendra Zunich, Dave Walke, Tracy Vincent

Open Forum:

Troy Baughman and Molly Maciejewski, the Public works director from the City of Ann Arbor

- Troy is an Engineer dealing with water systems. They have hired OHM Advisors.
- September 1st and 8th meetings will be held for the public: introduce project team, scope of work, and gather data from residents to hopefully minimize events like what we have had recently from happening in the future.
- Ellen asked who else may be at the meeting. County Drain office representative is expected. Maybe other city staff to help. The county is involved with the team analysis project.
- Ellen asked about funds being made available and will this be discussed at this meeting. Molly clarified that this meeting is set up to hear from the residents then they can begin the evaluation which will prompt analysis.
- FEMA will not be attending these meetings
- Ellen asked who received postcards regarding these meetings. Molly said that it was PV and the east and west neighborhoods.
- Ellen asked how will you handle the expected number of people? There could be breakout rooms (zoom), and other communication avenues presented for follow up and future meetings.
- Ellen asked about claims already made to the city. Some claims were denied, some have had no response. Will this be discussed at these September meetings? Molly mentioned that the Insurance Board meets once a month. The meetings are set up as an evaluation, not to discuss claims.

Residents on the PV Webinar tonight may have questions or comments for our guests. Kendra opened the floor.

Claudella Jones raised her hand: (no audio)

Kristina Koory raised her hand: (no audio)

We will send an email on how to connect with the city online on their website.

Co-owners present:

Claudella Jones, Connie Gibson, Joy Knoblauch, Linda Ross, Maura Nicholson, Mei-Ying Moy, Cheryl Sugerman, Linda Groshans, Rick Kangas, Annette McBride, Erin Brightwell, Harrold Carter, Cristina Koory, Cindy Samoray, Sandy Rao



Call Meeting to Order – 6:38 p.m. by Ellen Johnson.

Approve Agenda

Motion to approve as presented was made by John and seconded by Nick. Motion passes.

Approve Previous Meeting Minutes

Under approved previous meeting minutes: "include map of community" was in reference to adding it to the email to the community, not to the minutes. John proposed waiting for Jessica's other comments before we approve the minutes from July.

Committee Reports

Landscape -- Brian Rice, Chairperson

Committee meeting minutes were not presented in time for tonight's meeting. Open Forum:

Cindy Samoray: asked committee if mulch played a part in our flooding.

Joy Knoblauch spoke about the Meadows and the progress there.

Nancy Nelson spoke about her front bed and the issues she is having

3 requests from residents were reviewed.

Garden Marker Program: we had some tenants who signed up for the program, then did not follow through with requirements. Next year we will not allow tenants to sign up without unit owner consent.

Modification & Maintenance -- Lisa Lemble, Chairperson

Committee meeting minutes submitted.

Radon Mitigation request was reviewed and approved.

Window replacement spec was brought up to committee and should be reviewed (installers)

Site inspection/Walk: conditions of decks was noted. Poor repair / lots of storage – these issues will need follow-up

Patio paver spec was discussed.

Heather MacFarland resigned from the committee (today) leaving only 3 members. John suggested we speak more about this as a Board.

Approved Motions through Email - none

Kramer-Triad Report

Manager's Report

- Sales report summitted and summarized. 1-bedroom average sale price increased
- Off-site owner's re-evaluation was done by the office
- Communications in July:
 - Newsletter
 - Flooding packet
 - Garden marker and a few other violations were sent out
- Work order reports presented/submitted



- Bill back work orders are down for July
- Roofing and gutter complete
- Painting ending shortly
- Concrete started August 16
- Snow removal proposal is in now for board review

Financial Report

Under budget for the month, over budget for the year, primarily due to Water/Sewer usage and repairs.

Continuing Business

1. Resident Rules -

Discussion on mulch, as mulch has been added to the Landscape Section of the new rules. Color is the biggest factor as it relates to consistency throughout the community. the Board agrees to having Brown. Motion by John that we go with any shade of brown in the information in the rules on mulch. Motion seconded by Nick. Motion passes. Jessica abstained.

Jessica found two small typos, one in a URL link. "do not plant list".

Motion by John to approve the Rules, with the exception of the two typos; seconded by Kat. Motion passes.

Jessica asked where are the referred policies? We need to confirm that all policies are online and available on our website.

Intro letter will be written, and the draft sent to Ellen for approval.

2. Governing Documents Amendment Wishlist (TABLED)

FHA Approval (Requires amendment to move forward)

3. Community Building Parking Lot Signage

Staff will work on this more this next month.

We need to solicit cooperation from the businesses along Washtenaw.

4. Specifications

Discussion.

Solar: Bob Varner, RTA, did provide feedback to Kendra, who shared it with the Board. We have not heard back from Marc Reuter regarding the spec.

Jessica asked that updates be emailed to the Board as they come in.

Ellen would like us to consider looking into Pole-Mounted solar panels as an option. Installation and maintenance aspects of pole-mounted panels are very appealing.

Jessica suggested getting the M&M committee to gather information on pole-mounted panels, but said this should be done in addition to getting the specs in place for rooftop solar (not instead of).

A Survey to the community regarding solar panels was suggested to go out to get feedback from the Association as a whole.



5. Policy

- a. Security Cameras / Ring doorbells TABLE
- b. Bidding Guidelines Policy revisited. Discussion of wording changes:
 - 2.b. add examples of large contracts.
 - 3.a. change from Mgmt company to Community Association Manager. Jessica made changes to the document as discussed and will send it to the Board. Motion by John to initiate the Bidding Policy with adjustments that were made. seconded by Nick. Motion passes.

6. Preventative Maintenance Inspections

a. Ellen and Jessica met to kick off looking at long-term planning for the community. our goal is to have a solid first pass in September. Goal if this is to review/get a proposed long term plan in place for capital expenses that can be used to inform a new reserve study. We want to be sure that this includes feedback from staff on preventive maintenance projects we should plan for. Current maintenance inspections include drainage/swales, foundations, and others. We want to make sure we are keeping the information from all inspections, and rolling up to suggested project plans as we may invest in some of these in the Reserve Study and budget planning.

Kendra and Dave (maintenance) will join forces to come up with a list of work types and major issues/work orders that pertain to capital expenses.

Flooding Status/Update
City of Ann Arbor Townhall Meeting – discussed in Open Forum.
Drainage Issues/Study – discussed in Open Forum and relates to Dynamic Drains proposal in New Business.

New Business

- 1. Pet Policy # of pets issue. Discussion. Let's stay where we are on this. Permanently set aside.
- 2. Garden Marker Program re-admittance policy: Ellen will send proposed revisions to board members.
- 3. Buildmaster Proposal Chimney Repairs: a few chimneys have needed repairs for some time now and we've had little luck finding a contractor until now. Carolyn street chimneys are the worst right now. These on this bid have had the worst problems in the last 2 years. There are probably up to 50+ chimneys that need repair. Some discussion of doing the Carolyn street chimneys this fall and postpone the others to next May, with Kendra asking if they can hold the price for the others. Afterdiscussion, Board felt this was risky. Jessica proposed approving the entire proposal to do all 5 chimneys at a total cost of \$9,100.00. John seconded. Motion passes.
- 4. Window Specification/Discussion TABLED
- 5. Maintenance and Modification Committee Site inspection review TABLED
- 6. Patio Paver Specification Revision TABLED



- 7. Edgewood Storm Line repair proposal from Dynamic Drains: line seems to be full of roots at one point. Line should be jetted once a year at least (\$500 each time). Agreement that this must be done ASAP. Motion by John to accept this proposal at the cost of \$4,375.00. Jessica seconded. Motion passes.
- 8. Margolis Snow Removal contract is a significant increase: Jessica suggested that we pursue 2 other bids, according to our newly adopted Bidding Policy. Labor has increased 15-16% but Margolis will hold the materials cost (ice melt/salt). Jessica/John both suggested shortening the length of the contract and go out for bid next year perhaps. Kendra mentioned that Margolis has suffered a labor shortage and is letting go of some of his smaller customers. We may not get the same estimate if we shorten the length of the contract. What do we have to agree to, to keep this price? 2 yr. or 3yr? will he hold the 2-year price for a 3rd year? Kendra will contact Barry Margolis and then the Board can review and approve via email.

ADJOURN TO EXECUTIVE SESSION at 8:45 pm

Next Board Meeting: Wednesday, September 29, 2021