



BOD Meeting 6.30.2022

Attendees

Ellen Johnson, John Sprentall, Jessica Lehr, Joy Knoblauch, Nick Olivario, Kendra Zurich, Brian Rice, Claire Groshans, Douglas Peterson, Erin Brightwell, Kat, Linda Ross, Laura,

JL moves to table 8b and 8c security camera discussion

NO moved to approve agenda, JS seconded

#### 5. Committee Reports

KZ notes on continuing business and new, including Garden Marker tours, and removal of buckthorn which is paid for but not completed yet. Ideally early July with notice to residents soon.

JS notes garden marker participants seem in good shape

EJ reviews maintenance and modification committee report

2382 Fernwood – Basement egress window needs correction in the MM minutes

2801 Pittsfield – Pergola EJ concern that rain fall on the grass not the house side

2318 Parkwood – Gutters installation on front and back upper roofs

#### 6. Approved motions through email

Approved pool rules (NO moves, JS second)

#### 7. Kramer-Triad Report – 6:50 p.m.



Notice a "hot market," delinquencies stable, work orders picking up, roofing and gutters getting completed but a bit delayed from hope of end of May completion. Staffing shortages. Deck staining completed. Painting different because of PPE for lead paint, so hoping to do Pittsfield at the end of August.

End of year financials waiting for some materials from banks regarding April and May statements.

Meeting packet includes maps of preventative maintenance, Service Drop Upgrade Tracker Map: some question about the colors for status

Sewer stacks are iron and can fail, crack and need to be replaced.

JS wonders if the smoke test by the city will give info that is helpful to us, about leaks. David Walke says he thinks not.

8. Continuing Business- 7:00p.m.

a. Governing Documents Amendment Wishlist (Now no longer TABLED)

i. FHA Approval (Requires amendment to move forward.)

ii. Zelmanski- Amendment Proposal

Group discussion of what the various amendments refer to. Deck extension, for now can only be 10'

This year we hope to go forward with this process, and have budget for the legal counsel to advise us on the issues and what are the steps to bringing that forward.

JL notices the Zelmanski, Danner, Foritto proposal. JL imagines we would host any platforms so not need to pay them for that. Notices examples of things that would incur extra fees, final changes are not explicitly covered.



Linda Ross suggests forming an ad hoc committee of villagers to pursue these changes. Also suggests that 3 hours is too long.

Allow 60 calendar days for drafting fees

We need guidance on timeline to get to endpoint, consider

JL moves to provisionally approve the proposal from Zelmanski, Danner, Foritto for 8k given there is flexibility about completing the work per the contract. JS seconds

8c. Surveillance Devices is tabled

8d. Reserve Study Update -

8e. City of Ann Arbor- Drainage Study Update

Find a time to meet with Troy Boughman in August

8f. Communication - hope to get annual meeting minutes out shortly after the annual meeting.

JL on how can we use the newsletter more? Could we add seasonal no nos.

Could we move the newsletter to the third week vs fourth so that updates from the board meetings can be added? We currently don't have enough time to get the information formatted and into the newsletter.

JS motion to change meeting from 4th to the 3rd Wednesday of the month. NO approved then all in favor.

JK can we also change the time on the website calendar to accurately reflect a 6:00pm start.

LR add this change to the newsletter.

9. New Business



#### 9a and 9b. RP Construction and Perkins - Chimney Proposal

KZ notes that the cap and crown mean the same thing.

Because Perkins fee is lower we could add the work on another unit.

KZ notes none of maint crew has experience with either vender so no known reason to not go with the more affordable one.

DW notes Perkins spent more time looking at the actual chimneys on visit.

JS asks if there are references? KZ notes her family contact has worked with them before and that we had trouble finding someone to take on the work.

JS do we need an inspection from the city? If so let's go with Perkins.

JS moves to accept the bid by Perkins for five units at a total of \$36,325. NickO second. All in favor.

#### 9c. Dynamic Drains proposal

DW indicates it's part of a city project with cameras in lines as part of their checking the sewer lines and the smoke testing.

Discussion and disagreement about the reasons and roles and timing with regard to the city.

JS move in favor of approving these sewer repairs for \$3750 each and funnel these questions to Troy. NO seconds. Approved.

Motion to accept DCAM proposal seconded by JL.

#### 9e Resale Inspections

Board would like to have a policy around resale inspections.

#### 9f Window AC units tabled

#### 9g Rain Gardens



JS Appalled at the rain gardens put in by Perimeter, who he thinks is told by what plants they can use by W County. Wants to know how much we paid for these perennials.

JL notes that these rain gardens were part of foundation work.

"Recommendation from Susan Bryan (Reference):

Given that we are likely to be making a lot of foundation investments over time, Susan recommended that we have a proactive project to have the County come out and evaluate the units on our foundation list with staff. Her advice was that "water will always win" - so foundation work without dealing with sources of water effectively will result in more foundation work down the line. She also said that there may be less expensive proactive things we can do at certain buildings to reduce the current water problem while we work on funding the larger foundation projects over time. She also said that there are rain garden options that can be only trees and shrubs to reduce long term maintenance concerns. Since we are in Washtenaw County the evaluations are a service we can take advantage of from her office for free."

BR's objection is the implementation and the specific plants. Worried they won't survive, invasive garlic mustard seems to be present.

JL notes we have budgeted for 5 more foundation projects, some may also require this remediation.

KZ One garden is on Oakwood, because a sump pump needed something to connect to a rain garden was used. The other is Fernwood and Parkwood paid for by co owner who just wanted a sump pump.

JL Rain gardens are an area water flows to with deeply rooted plants. And that Susan Bryan suggested that a tree can be a rain garden. JL will send notes from conversation with SB to BR and LL.

#### 9h. Signage

JS various violations that we have chosen to ignore.

JK suggests we talk to the community.

JL suggests we add to the newsletter a request for feedback?

Ellen will put together a poll and a newsletter article.



LR suggests we put the info about TownSquare the platform into the newsletter

#### 9i. Enforcing and Reporting Violations

JS wishes a more clear policy and process for violations.

Board discussion of long standing rules violations and what to do. KZ notes it's hard for management when enforcement is uneven.

Board resolves to work on having rules that support our values and applying them evenly to all residents. But I think if we feel squishy about enforcing them the rules are to be updated.

9j. Common Area - Personal storage. More to follow on that issue.

Close at 8:57