

## Cherry Hill Village Homeowners Association Board Meeting

July 9, 2012 – Canton Human Services Building – Studio A

### **Board Attendance:**

Barb Babut  
Bridgette Crampton  
Cor VanSpronsen  
Sarah Olson  
Steve Jaskowski  
Ken Schmaus – KS  
Gregg Atkins– KS

### **Resident/Co-Owner Issues**

- *Diane Zell, 50133 Jackson, new resident*  
Architectural change for fence request submitted.

#### **Action:**

Barb to give response within 2 weeks, and return plot plan to Diane

- *Mike Turko, 427 Patriot*

Mold remediation issue in unit. Concraft called him on June 26 that they would present estimate to KS. Various delays with communication. Wants status and response when it will be resolved. Ken clarified that Board needs to approve, but this was brought to top priority due to severity of the case. Roof leak fixed in late February, causing the mold. Mold was found 7 weeks ago when they came out to fix the drywall and discovered the mold.

Only 1 bid from Concraft. Other people Ken called did not come out to bid. Other suggestions: ServPro, Belfor, Jarvis. Mike requested it be noted that he specifically asked Ken what would happen if the bid comes in too high and would that delay his repair. Barb questioned the other issues and repairs listed. The whole shower needs to be ripped out to do the repair. Ken will contact Jarvis to get his estimate ASAP, and he will have it done tomorrow. Board agrees that more than one bid is always required. If 1 contractor can start sooner, we could possibly justify spending more but bid needed to decide.

#### **Actions:**

1. Ken to call Concraft to verify timing and clarify questions about “not to exceed” limit on misc. items
  2. Ken to get quote from Jarvis and Balfor immediately.
  3. Board to vote & approve the choice via email as soon as second quote is available.
- *Allen Hutko, 50127 Harding in Brownstones, new to area*  
When he moved in, there was an assessment charged. He understood it was for painting of the unit, but it wasn't specific if it also covered other repairs. Steve clarified that it is for painting and repairs.

Allen asked if there is a schedule for the repairs. Allen requested that the Board publish a repair schedule when available. Brownstones aren't bad yet, but there is paint peeling. If left, it will be a bigger repair but if done now it will just need a coat of paint. Barb clarified that there is a loan in process to get these addressed all at once on all of the condo units.

Bridgette explained that the loan is intended for us to catch a hold of the issues to get everything done within 2 years so that it doesn't continue to get progressively worse.

Sto Paint is being used and will last longer and prevent future rot and fade. Board had demo from manufacturer which helped decide.

Allen's main concern is that the funds will be diverted to fix the rotten wood instead of maintenance on the better buildings. Allen's second question is about the Brownstones that the landscaping is not kept up and trees are dead. Questioned who's responsible for the ones that have died? What about the shrubbery? It's starting to look un-kept and not a positive focal point for CHV. The trees in the front are the developer's responsibility; however they will not agree to replace them.

Allen also asked if there are any plans for the empty lot behind. It's owned by the Bank of Ann Arbor. We made a proposal to purchase it that was not initially accepted. Steve thinks that we will be able to purchase it yet this year, hopefully before September. Working with Canton Township to acquire property. The other piece of property on Fillmore will likely be acquired as well.

**Action:**

1. Barb and Steve will clarify if the trees will be replaced by insurance money and follow up on other landscaping issues.
2. Barb to follow up on the schedule once it's finalized.

• *Alan Brailsford, 50112 & 50132 Hancock*

Pictures shown of the service drive area by his condo, pointing out 5 utility units.

Alan is planning to update the patio area and vegetation in the common area.

Question – can the Board support in any way the screening to block out the utilities?

He has hired Terafirma, and they are working on a proposal. Barb asked that Terafirma break out the specific cost for the utility fencing. Steve suggested staying with something similar to other units like the fence and perhaps red roses growing up on it. Plan to be developed and approved by ADRC. Also utility panels painted gray on his neighbors unit – can they be painted green to match the siding? He will pay for it. Steve said that we have to call the utility and tell them that it's being done which has a long lead time for approval.

**Action:**

1. Board to review quote proposal once received to determine if assistance can be provided.

**Board Discussion**

• *Loan for Condo Upgrades*

Ken needs a list of Board Members and positions for the final paperwork along with copies of drivers licenses for Barb & Steve, who will be listed as the signers.

Bank is now asking for a life expectancy of the major components still remaining, which will be the roofs. The upper roofs that we looked at are in very good condition as indicated in the reserve study. Scope of work done on Constitution unit where the roofs are over the porches. Ken asked if we could hire carpenters now to start the work with Shawn perhaps. He is familiar with the scope of work. Whitestone is a website for quote comparison that you can subscribe to, we may want to use.

**Actions:**

2. Barb to send Ken a copy of the Board's reserve study copy that we had done.
3. Ken to extract roof information and send to Bank.
4. Barb to send Ken a copy of the Board minutes where the loan was approved, as well as the approval for the assessment amount.

- *Lawn Care/Maintenance*

White condo's on Liberty need the meters moved to the outside to turn the sprinklers on. Canton Township flier just came out stating basic requirements for lawn care and maintenance. The Board discussed the need to address lawn care for CHV. There are several properties that are showing great distress.

Gregg meeting with Emerald Rich on sprinkler issue. Gregg will be on site on Tuesdays & Fridays. Emerald Rich needs a work order which has contributed to the delay of the repairs. Steve told KS that the contract was already signed and they did not need a specific work order to fix every issue. Fix it immediately! Gregg will also review the timers, head adjustments, etc. to make sure they are all set right. Grant St. sprinklers still in need of repair for green space – electrical issue. Stretch on Jackson where the trees are dead is due to the sprinkler line being disconnected by Livonia Builders. Gregg to take pictures to document to get it fixed.

**Action:**

1. Cor will put together a letter to send to homeowners with tips and reminders on lawn care. He will send it to the Board and lawyer to check language.
2. Gregg & Steve to review sprinklers and meet with tree guy on Friday.

- *Other Discussion*

Received some delinquency payments this month.

Signage and Mailboxes: Barb stated that the hunks of concrete at the base of the new signs are ugly! Ken agreed they should be fixed. Wood has to be cut on all the stop signs with the vinyl piece on the metal. Shawn has the info on how the others were done and we want the same thing again. 60 new mailboxes going in!

New Taft resident requested mailboxes, but the HOA or management company was not notified at closing that the home was completed. Money was not collected, so a mailbox is not covered. HOA fees are also owed from the time of lot purchase. Betty is sending them a letter stating that KS needs to be notified when a home is built. HOA fees are due from builders at time of any lot purchase, and they are required to notify KS and the Board upon closing! Livonia Builders has 3 new homes on Harding that have COA's issued and fees will be due now.

One-Way Street Changes: Request from Plymouth Schools Private Bus Company: “One way in and one way out” at front entrance. Actually was in original street plan. Steve’s suggestion is that the parks are utilized for pick-up stops. The Transportation Company should designate their own stops. Busses cannot maneuver with the many tight turns and will do bus stops off main roads only.

Swimming Pool: Steve investigated original pool study - reported that a swimming pool would probably only be able to go in Phase 3 Park. Mr. Goulet has the original drawings from 2004, and will submit them to Steve for review. Mr. Goulet’s old notes indicated that it was a \$700, one-time assessment for each house.

This is in the investigation stage only at this time, due to increased interest from residents.

**Actions:**

1. Ken to fix stop sign posts.
2. Original pool drawings would have to go out for quotes.
3. Residents would have to vote on pool and any associated costs.
4. Ken to get estimates of insurance costs associated with the pool.

Annual Picnic: A successful Village picnic was held, and thank you to everyone who made it out in the very hot weather!

***New to CHV!***

Fat Chef in a Little Coat opens this weekend in the Cold Stone building! Offering a small market, beverages and catering services. The Coffee Shop also opens this week offering Zingerman’s products!

Next meeting August 6, 2012.

Respectfully Submitted,  
Sarah Olson