

**Heatherwood Condominium Association  
May 15, 2008**

<b>Board Members:</b> Terrie Fanelli, President Anita McDermott, Vice- President Deborah Wilson, Secretary Matthew Swan, Treasurer Brad Wathen, Director-at- Large	<b>Ann Arbor Real Estate Company</b> None	<b>Co-Owners:</b> Dave and Tammy Post  Minutes: Deb Wilson
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**I Call to order:** 6:17 p.m. (Note: Meeting location changed to 1423 Millbrook as there was no representation from AAREC for the meeting to allow entry into Weatherstone club house.)

**II Approval of Agenda,** motioned by Swan, seconded by Wilson. All approved.

**III Co-owner concerns:**

- a. Unit 80 – Co-owners Dave and Tammy Post reported a problem with enclosed porch roof. The porch was put up as an inclusion to the purchase of their unit when the building was constructed. Co-owners were told by Heather Sheldon, AAREC property manager, that the ceiling would be repaired by AAREC maintenance. Due to management change, co-owners were wondering where they stand with ceiling repair. Board said they would contact AAREC for more information. Second concern of co-owners regarded garage door and garage opener. Board discussed that this issue was noted many years ago with offers to co-owners to contact Crawford Door to make modifications. This was deemed then a co-owner responsibility.
- b. Unit 105: Roof/garage repairs. Board voted to accept bid but to remove gutter replacement option (which has been replaced already) and that AAREC was to make sure contractor has appropriate worker's comp and liability insurance. Bid should be adjusted to remove the gutter cost.

**IV Approval of minutes,** motion made by Wathen, seconded by Swan. Board approved April minutes.

**V Reports:**

**a. Legal Reports:**

- 1). Unit 123 Info noted. Unit is rented.

**b. Officer Reports:**

Treasurer: thanks to McDermott for moving TCF CDs over to Raymond James. We have one CD outstanding with Citizen's Bank. Ninety percent of reserve fund has been moved to Raymond James.

Update on Bank of Ann Arbor: three people on the account, Steve and Elizabeth Welch and LeRoy Gates. Bank of Ann Arbor was hesitant to take anyone off the account. McDermott and Swan have been added to the account.

Audit 2007: Board requesting Welch find and provide the January 2007 and March 2007 documents to the auditors. Auditors can test without documents to see if accounts are within reason, but it may add additional cost to association.

Board signed new management contract with Select Community Management, they are due to start July 1.

### **c. Committee Report:**

#### **Landscape:**

1. Ponds: bid for the floating aerators and the repair to the one we have. \$7K+ for new or \$2,000 for pump and motor but not a full proposal for the repair. Matt asked for model number, what exactly are they replacing? New or used one? How much are labor hours?.
2. Roads:/drains: Brad reported Desine should have a plan by next month with 5-8 options to choose from for drainage fix.
3. Fertilizer: No to tree fertilization, need more info on this. But yes to the last spring, early summer and later summer lawn fertilizer application.

### **D. Management Report:**

#### **1. Financial :**

- a. Check Register is not matching up to operating statement, also figures for Raymond James are incorrect. There is an amount that was paid to Ann Arbor Real Estate, Board would like to know what it is for.
- b. Invoice submitted by Swan from association attorney 'for termination letter review, Select Property Management contract and changes by Keith Smiley for legal services. Payment to Keith Smiley, approved by board for legal services provided to Heatherwood.
- c. Board will request all old records from Ann Arbor Realty and begin transfer to Select Community Management. Board to request AAREC cease collection of all association dues.
- d. McDermott will contact Jim Austin from A&H regarding pond pump bid.
- e. Discussion regarding management company change effect June 1 as opposed to July 1. Wathen, McDermott and Fanelli believe it would be better to move sooner than planned. There was some concern if the residents would have time or if Select could be ready to move over in 2 weeks instead of a month and a half. Due to poor performance by AAREC, decision was made to have Select begin services as of June 1, 2008.

- f. Records to be obtained from AAREC on May 20 by board members.
2. **Maintenance Log:** Nothing to report.
3. **Violations:**  
All sent but with wrong from by AAREC. It looks like they send the violation complaint form instead of the violation letter.

**VI Old business** –nothing

**VII Electronic business:** None.

**VIII New business:**

AAREC had notified boards that trees on Lohr on property adjacent to Heatherwood had fallen and damaged fence. The property owner wanted Heatherwood to remove tree and fix fence. Fallen tree observed by board members and downed tree determined to belong to neighbor and having fallen on her land. Board said it is not responsible for them. Wathen will let Welch know of the board's decision and verify that the fence is not the property of Heatherwood Condominiums. In the event that the fence is the property of Heatherwood Condominiums said neighbor should repair the portion of the fence that was damaged by the tree.

**IX Adjourn:** Move to adjourn meeting 7:56 p.m. by McDermott, seconded by Swan. Meeting adjourned. Next meeting June 19, 2008. Location to be determined.