

**OAKLAND HILLS CONDO COMMITTEE**  
**Minutes, April 22, 2015**

Members Present: Roger Stamper, Carl Dyszkiewicz, Bob Love, Sue Kovach, Larry Smith, Linda Teare (voting Association Board Member), Mike Evans (voting Association Board Member), Mary McLean.

Guests: Jack Gesmundo, Ryan Gardner

Residents Present: Jane Dyszkiewicz, Jeff Lee, Joy McClendon, Kim Stamper, Babs Smith, Geraldine Slikkers, Nancy Linebaugh, Mike Irigaray, Mike McLean, Rodney Wagner, Nancy Dittmar, Ralph Dittmar, Lou Farraye, Barb Farraye, Ann Mulholland, Dennis Moon, Nancy Acker and Ray Stut.

The meeting was called to order at 6:30 p.m., by Chair, Roger Stamper.

The minutes of the March 11, 2015 meeting were approved as sent.

The meeting began with an opportunity for Q and A with Jack Gesmundo and Ryan Gardner.

**Cement Work (driveways and curbs):** Condo driveways are under warranty for the first 12 months. After that time they are the responsibility of the owner. Jack indicated AVB would be checking on curb repairs before additional asphalt is laid. There was a question about potential damage to the driveways when the plow drops during plowing. Ryan indicated that there are spring loaded skids on the outside of the plow.

**Siding:** Jack indicated that four different companies have been used for siding. He said the weather wearability of the siding is not an issue but on some of the older siding the fading color is an issue. Nothing can be done about what is already installed. He indicated that AVB purchases mid-level products for buildings for Oakland Hills Condo Association. He encouraged each owner to look at their warranty schedule. He does not expect any warranty problems with either the roofs or siding. There was a question about the staining around some outside vents. There is no item in the budget for cleaning all the vents but some in the older section have been cleaned. Jack suggested residents call Gardner regarding siding issues by the fireplace chimneys.

**Ponds/Water Feature:** Jack indicated that there is a contract with R & A that includes monthly inspections and includes a two year warranty. The pumps are there to help move the water to control algae and weeds. He noted that there are bills that were paid that will be refunded while the pumps were not working. He said that one pump's pipe was cut when an AVB contractor was putting in a piling for a building. As the ground was frozen, the pipe could not be repaired until spring.

**Snow plowing:** Ryan indicated that keeping the fire hydrants shoveled out during the winter should have been completed and it shouldn't have to be in the contract with the plowing company but will be next year. The contract specifies that the sidewalk on Oakland Drive will be plowed but there is nothing in the contract for plowing the sidewalks on Oakland Hills Circle. Ryan will ask for a contract option for next year for the board to look at for plowing of sidewalks on Oakland Hills Circle. If residents' sidewalks are missed, please contact Gardner. It was noted that bids for the snow plowing and landscape maintenance are conducted annually. Ryan indicated that Gardner makes some drive through inspections such as on heavy snow days or mowing days but there is no specific schedule.

There is no charge to residents for making contact with Gardner. Residents are encouraged to call with concerns and questions. If Gardner does work within the resident's condo, there is a charge of which Gardner informs the resident before the work is done.

**Budget:** Jack discussed the budget at length. The 2014 budget is an educated guess and included the number of new units and when they are expected to come in. The board looks at the budget line by line. Some areas, such as the pool, do not require adjustments during the year where in other areas there may be additional expense. The Capital Improvement Plan from the 2013 narrative report projected nine more units than there actually were, which also impacted the deficit for 2014. It should be noted that Bob Kucinski is updating the Capital Improvement Plan for 2016. In all probability, the Association Board will approve a special one-time assessment of \$225 on all units for all owners as of 12/31/14. This will raise \$22,500 to replace the short fall in the reserve for 2014. In addition, the current budget has a deficit of \$15,000. As of January 2016, monthly dues are set to rise another \$25 to \$300, with \$75 going to the reserve fund. The Board discussed beginning that increase in July, 2015 and taking the \$25 through the end of the year to make up for the anticipated 2015 budget deficit. Beginning January, 2016, it would be used to boost the reserve as originally anticipated.

One of the costs the board has considered cutting is the security monitoring. Not all owners use the security feature but the association is billed for all units (currently \$20 per month per unit). The board has asked for more information from the security firm and will consider various options for 2016. There was a question regarding investment of the reserve but there is also a need to have cash available at year end should a shortfall occur again.

#### **1. OLD BUSINESS:**

The Annual Meeting of the Oakland Hills Condo Association is May 13.

#### **2. ITEMS FROM ASSOCIATION BOARD:**

The board is beginning to discuss the survey. It has been determined that the survey will be conducted every year so that yearly comparisons can be made. Some decisions have already been made such as engaging a contractor to maintain the fitness equipment on a regular basis and replacing the club house carpet. They will continue to look at ways to communicate with residents and help residents understand expectations such as issues related to plowing.

#### **3. NEW BUSINESS:**

a. Mulch: Ryan reported that the calendar will reflect when mulch is to be blown into beds in various parts of the association. There is no opportunity to opt out of the mulch.

b. Residents in Phase Two on Oakland Hills Circle (west side of road) indicated that the leaves are a problem in the yards. There is nothing in the budget to remove the leaves.

#### **4. COMMITTEE REPORTS:**

a. Financial: Financial Report is not yet available.

b. Landscape: Reported by Larry Smith:

##### **1. Irrigation System Audit**

Due to the comments at the last Condo Committee meeting regarding damage to sprinkler system heads, the Landscape Committee chair sent out an e-mail survey to residents – asking for those with damaged sprinkler heads to respond. There were no respondents on damage. Several residents were out of town asked for a checkup of their residence. A report was sent to Gardner Mgmt. When the sprinkler system is turned on we may find some repairs may be needed.

2. Cement curbing damage

Comments were made at the last Condominium about damage to the curbing caused by snowplowing, or other causes. The Landscape Committee chair conducted at least 4 “drive-by” surveys of the community, concentrating on curbing damage repairs and any more recent curb damage. Curb damage repairs made in Phase I about 2012 or 2013 have started to breakup – mostly on Gray Oak Cove and Silver Oak Cove. There is serious curb damage on Tangley Oak Court at 2384 Tangley Oak Court, perhaps caused by heavy equipment. Snowplowing has chipped most of the curbing on Tangley Oak Court due to the single layer of asphalt. Much of this curb chipping will likely be covered by the next layer of asphalt. A report was sent to Gardner Mgmt.

3. Clubhouse A/V modifications

The Clubhouse audio/visual system modification is complete. An MP3 or iPod sound cable is now available for connections, with startup from the touch-screen pad on the wall. The DVD system is now accessible on an external shelf, and operates from the touch-screen pad as well. The TV system is locked, and the key is available in the kitchen drawer on the clubhouse keychain.

4. Annual Flower Planting Day

The annual flower planting day is scheduled for Wednesday, May 27. We will have about 16 volunteer planters, and 816 plants for the clubhouse and entrance gardens.

5. Residents were reminded to turn off the lights and any equipment used when they leave the club house.

c. Social: Reported by Sue Kovach:

**KENTUCKY DERBY PARTY – May 2.** Reservations are needed for this popular event. Please contact Kay Kline if you plan to attend at [klinek@me.com](mailto:klinek@me.com) or 327-1840. She also needs volunteers to set up/clean up, and to help with preparation of food. Ladies, add a lot of fun with your stylish hats, and gents, your bright-colored shirts!

**GARAGE SALE – MAY 16, 8:00 – 1:00.** Be sure to contact Sue Kovach at [suekovach@charter.net](mailto:suekovach@charter.net) if you plan to take part in this sale. Signs will be posted directing buyers to your condo so we will need to know ahead of time if you plan to participate. There will be a volunteer Preview Sale for residents on Friday, May 15<sup>th</sup> from 6:00 to 8:00. Again, this is strictly if you WANT to take part, it is not mandatory. A minimal charge for advertising the sale on Saturday will be divided among the participants.

**SUMMER BBQ – JUNE 6.** Debbie and Bill Walker have once again, generously volunteered to chair this summer event. Please contact Debbie at [dwdebbiewalker@gmail.com](mailto:dwdebbiewalker@gmail.com), or 375-1213 to confirm your reservation and to offer your assistance with food and set up/clean up.

**“SENIOR” PROM/50’S & 60’S PARTY – SATURDAY, JUNE 20,** - An invitation with further details for this special evening will be sent out in May. Stay tuned for more information while the committee is hard at work on this new event. Until then, start searching for that fun outfit you want to wear!

Please, keep in mind that it takes considerable effort to put these events together for each and every resident. Please, try to do your part to assist where you can in making the social events at Oakland Hills the best they can be. Your offers to help with preparation of food, set-up and clean-up will do

wonders in helping to make our development the thriving community it is today. Thank you so much for your consideration.

d. Infrastructure Team Report: Carl Dyszkiewicz

Many of the Infrastructure items were covered during the Jack Gesmundo and Ryan Gardner Q&A session, but a few other discussion items follow.

1. Ryan Gardner was asked to review cracks in the pool wall, which were identified last year and were determined to be “not leaking” but should be on the “watch list”. Ryan kindly agreed to follow up on the cracks.
2. Ryan Gardner indicated that they had cleaned the siding on several condos where black staining had come down from small bathroom outside vents. Ryan was asked to solicit help in identifying the “**real cause**” of the staining so preventive measures could be taken to avoid future cleaning costs.
3. Although not an urgent need, we requested Ryan Gardner to follow up on an August 6, 2014 Condo Committee request to obtain a bid for periodic roofing inspections in order to ensure we do everything we can from a preventive maintenance standpoint. Hopefully, there are roofing contractors out there who may be willing to do the inspection for little or no charge with the expectation that they would have an opportunity for a large roofing job in the future.

**5. NEXT MEETING DATE:** The next meeting of the Condo Committee will be on  
**Wednesday, June 17, 2015, 6:30 p.m. at the Clubhouse.**

**6. ADJOURNMENT:** The meeting was adjourned at 9:20 p.m.