

Oakland Hills Infrastructure Meeting

February 11, 2016, 6:00 PM

Next Meeting: March 24, 2016, 6:00PM

Facilitator: Roger Stamper

Note taker: Roger Stamper

Committee Attendees: Roger Stamper, Carl Dyszkiewicz, Jim Hankey, Bruce Bradley, Terry Heckerthorn,
Not Present Larry Shelton, Mary McLean,

Observers Mike McLean

Minutes

Jeff Lee has decided to leave the committee.

Mike McLean has agreed to join the committee, working with Larry Shelton on the Roads / Sidewalks team.

Team Reports

No team reports

Roofs and Siding

Roads, Curbs, and Sidewalks

Clubhouse / Pool

Inside clubhouse

Old Business

Stone Facades

- Still awaiting information from Gardner about useful life and description of failure mode and potential repair process/cost for budget planning

Carriage lights

- Will be discussed at Board. Placed in LT Capital Budget and, if approved, will be replaced over 3 years

Curbs and Sidewalks

- Future repairs will be address as necessary

Dirty Siding

- Currently residents' responsibility.
- Still awaiting from Gardner a list of recommended vendors for power washing, which will be given to residents
- Consider making this an Association provided service in order to maintain consistency of appearance throughout the community

Roof Inspections

- Committee will identify acceptable roof inspection service that can address units on a rolling basis
- Will ask Gardner if this is something they can do

Signs – Clubhouse and Main Entrance

Sign – Swimming Pool

- Ask Gardner / AVB who did signs originally, or who they use for signage and ask for plan to update signs
 - Entrance signs should include "Private Property" and "No Solicitation"
 - Pool sign needs to be updated with new rules

Signs – Broken street and stop signs, OHC and Silver Oak

- Ask Gardner to have repaired / replaced
- Responsibility of plowing subcontractor?

Mailboxes, posts and sign posts

- Volunteers already in place for this project
- Mike McLean showed samples of the new guards which will be installed in the spring
- Depending on results, the team will decide whether to continue work on old existing guards or put a plan together to replace all units with the galvanized steel guards, subject to board approval

Clubhouse items

Poor appearance of T.V. Shelf areas in workout room

- Waiting confirmation that this was done

AVB "office" re-purposing

- Recommend maintaining the office for use of various committees
- Create one small conference room in second office
 - Likely capacity 8 to 10
- Solicit suggestions from the community for the "map room" area
 - May be an item on the next survey

Blinds – workout room

- Received estimate of less than \$1200 for Bali blinds (based on sale price)
 - Only lower windows, not transoms
 - Propose to board to make a 2017 budget item

Ice forming on inside of main rear doors of clubhouse

- Follow-up on a very cold day did not show an issue, therefore may be a result of lots of humidity in the clubhouse

- Will continue to monitor

Future items continuing to monitor

- Chair upholstery replacement

Items resolved

- Old posts along Oakland Drive
- Clubhouse treadmill safety switch
- Clubhouse walls – cleaned and touch-up painted as necessary
- Clubhouse Women’s restroom – repaired

New Business

Next Meeting:

The next meeting will be March 24th at 6:00 PM in the Clubhouse

Will plan a meeting in June or July to focus just on the L-T Capital Budget