

Oakland Hills Infrastructure Meeting

March 31, 2016, 6:00 PM

Next Meeting: May 5, 2016, 6:00PM

Facilitator: Roger Stamper

Note taker: Roger Stamper

Committee Attendees: Roger Stamper, Carl Dyszkiewicz, Jim Hankey, Bruce Bradley, Mary McLean

Not Present Larry Shelton, , Terry

Heckerthorn Mike McLean

Observers,

Minutes

Dennis Taft has joined the committee, working with Carl Dyszkiewicz on the Roads / Sidewalks team.

Team Reports

Roofs and Siding - No Report

Roads, Curbs, and Sidewalks

- Roads and curbs were inspected after plowing and the condition is no worse than before the season.
- Will especially monitor Phases 4 and 5 for construction damage

Clubhouse / Pool - No Report

Inside clubhouse - No Report

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. This is a rollover from the previous meeting – still waiting information from Gardner.

Carriage lights

- This was put up to the Board for approval. The Board has not responded.

Curbs and Sidewalks

Dirty Siding

- Still awaiting from Gardner a list of recommended vendors for power washing, which will be given to residents. This is a rollover from the previous meeting – still waiting information from Gardner.

Roof Inspections

- Larry and the Roof team will be contacting (possibly via Gardner) Woody Thompson, who put roofs on the community. This is not considered an item that needs immediate attention as (hopefully) even the oldest roofs shouldn't have issues for many more years, however the committee wants to get a process in place for an ongoing review. The goal is to be ahead of any issues that may arise.

Signs – Swimming Pool, Clubhouse and Main Entrance

- Sign Writers has been contacted to make a new sign reflecting updated pool rules. A mock-up and cost estimate will be received and submitted to the Board for approval.
- Clubhouse and Main Entrance signs will be updated after AVB has left the community.

Signs – Broken signs, OHC and Silver Oak

- This has been repaired.
- Gardner has not responded if the plowing subcontractor is paying the bill?

Clubhouse items

AVB "office" re-purposing

- Various uses have been discussed.
- Committee would like this brought up at the annual meeting, seeking community input.
- When options are arrived at, will present them to the Board and/or community along with cost estimates.
- Any changes beyond carpet and painting may result in a special assessment (for instance, for a conference table and chairs, any changes to currently existing walls, etc).

Future items continuing to monitor

- Chair upholstery replacement – condition of chair cushions has significantly deteriorated over the last couple months.
- The plan is to evaluate style/material to blend with the current clubhouse décor.
- We will obtain cost estimates for materials, including new foam if appropriate.
- If this can be done in time, they would like to solicit input from residents at the annual meeting.
- When a decision is made, look for approval from the Finance committee.
- Look for volunteers in the community to remove and replace fabric and foam.

New Business

Carpet Damage in Clubhouse

- There is significant damage to the carpet in the clubhouse. The damage is in both the main room and the workout room.
- A plan of action has been put in place to present the Board, including a communication to residents explaining the damage, possible causes, and how to prevent in the future.

- Do we include: While the carpet was in good enough shape to last until 2017, something may need to be done in 2016. This presents timing issues, since we will be replacing the carpet in the AVB offices area after the leave, which is likely to be later in 2016 at the earliest.

Street Sweeping – Phases 4 and 5

- Residents have asked about cleaning the dirty streets in Phases 4 and 5, a result of the construction. It was noted that AVB (or someone) does do a pretty good job of cleaning from time-to-time. That said, it is a construction zone so there is bound to be dirt in the street as long as there is construction.
- The committee asked that Gardner find out whoever is doing the periodic cleaning and ask that they stay on top of it as much as possible.

Oil Spill on Silver Oak

- It has been cleaned although still looks pretty bad.
 - Committee asked if Gardner will verify that it is as good as it can get. If another cleaning could benefit, please arrange for that to be done. We also assumed this is at the expense of the snow plow company as it was their piece of equipment that caused the spill.
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Next Meeting:

The next meeting will be May 5 at 6:00 PM in the Clubhouse

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