

Oakland Hills Infrastructure Meeting

June 15, 2016, 6:00 PM

Next Meeting: July 7, 2016, 6:00PM

Facilitator: Roger Stamper

Note taker: Roger Stamper

Committee Attendees: Roger Stamper, Carl Dyszkiewicz, Jim Hankey, Bruce Bradley, Larry Shelton, Mike McLean, Jim Hankey, Mary McLean, Dennis Taft

Not Present

Observers Linda Teare, Jerry Burnette, Verlus Burnette

Minutes

Responsibilities Document

Next meeting will be devoted to this document and recommended revisions.

Long Term Capital Plan

- Carriage Lights
 - Board approved 3-year plan to replace through unit 54
 - From Reserve Fund
 - Waiting Gardner to provide cost estimate
 - The above has been tabled, pending the review and definitions of the Responsibilities Document
- Curbs / Sidewalks
 - Waiting AVB repairs in phases 4 and 5
 - Is it time to identify areas that need patching and get Gardner on the case?
 - Will ultimately wait to see what AVB does
 - Roger to take pictures to the next Board meeting
- Roof Inspections
 - Gardner working on best practice
 - Ask Calvin / Gardner to identify a resource. Likely these will start year 10 – 12 after each building's installation

New Issues

- Gutter Guards
 - Will look to add to responsibilities document
- Wood Trim
 - Around windows, front porch areas, etc
 - Who determines what and when it needs to be addressed?
 - Who is responsible for repairs and payment?
 - Clarification should come from Responsibilities Document
 - Further, ask Gardner to come up with Standards, **or we come up with standards and Gardner ensures that they are met**
 - Will need Board approval

Other Business

Sidewalks and Roads

- Mold/Fungus on sidewalks
 - Clubhouse and pool area, including back deck, once per year
 - Sidewalks – focus was on those visible areas by the pool and clubhouse. We might ask Gardner for some suggestions on how to most cost effectively clean other areas as needed. Ask Gardner for quote, seek board guidance
- Street Cleaning
 - Still waiting for estimates. Anticipate suggesting annual cleaning, depending on cost involved. Will present to board once estimate is received

New issues

- Flooding sidewalk along Oakland Drive
 - Best solution may be a drain
 - Ask AVB what they plan to do as it is at this point functioning poorly
 - Ask AVB to come up with a solution
- Snow Plow Damage
 - Some scaring, some placed took out chunks
 - Ask Gardner to talk about this with provider before beginning of next season

Siding / Roofing / Doors

- Cleaning of siding
 - Staining, algae, dirt needs to be cleaned
 - It really needs regular cleaning
 - There is a survey (with pictures) of really bad areas
- Shake Siding
 - Wear is not exclusively “normal” aging
 - Mike will work with Gardner to find potential painting source for a test unit
 - Ask AVB for subject-matter experts, potentially who installed
 - Potentially test paint
 - We want to try one test home, but we need some to consult with a paint store for guidance on the product to be used. Do we contact Gardner or just have one of our team members discuss with a place like Douglas & Sons, downtown.

New Issues

- Damaged Siding – 2137 Gray Oak Cove
 - Calvin on it – snow plow damage

Signs, Posts, Mailboxes

- Clubhouse and Main Entrance signs
 - Ask Board about a sign for the south entrance
 - Maybe just “Private Community, No Solicitation”
- Broken Street and Stop Signs at OHC and Silver Oak
 - Needs repainting – Mike on it

- Mailbox, posts, and sign posts
 - Volunteer effort led by Mike (with help from Dennis and John Brigham). Item needs to be added to the Responsibilities Document

Clubhouse

- Office Repurposing
- Blinds
- Chair Seat Upholstery
- Carpet Damage
 - All the above may potentially become more time sensitive. If the Board approves filing an insurance claim for the carpet damages, we may need to decide on carpet/upholstery/paint before previously planned 2017 carpet replacement

New Issues

- HDMI Hookup
 - Larry is looking into how we may be able to do this

Pool

New Issues

- Painting vs resurfacing
 - Ask Gardner to look into resurfacing instead of painting. Resurfacing maybe be done on a spot basis and require less ongoing maintenance than painting

Other

New Issues

- Exterior Door Refinishing – Gardner pending
 - Process has been changed to painting by Gardner. Will evaluate how long they last. Added benefit to the new process is the door does not need to be removed
 - Condo Handbook, Patio Maintenance, Deck Maintenance
 - As part of responsibility document, need guidance from the Board about need for the community to have standards for all common (and limited common?) elements and Gardner's role in ensuring the standards are met
 - This item came about from the team's review of decks, where standards may be needed
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Next Meeting:

The next meeting will be Wednesday July 7, at 6:00 PM in the Clubhouse

Will plan a meeting in August, or September to focus just on the L-T Capital Budget