

# Oakland Hills Infrastructure Meeting

August 17, 2016, 6:00 PM

**Next Meeting: September 7, 2016, 6:00PM**

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**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

## *Minutes*

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### *Responsibilities Document*

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

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### *Long Term Capital Plan*

- Carriage Lights
  - Previously
    - Board approved 3-year plan to replace through unit 54
    - From Reserve Fund
    - Waiting Gardner to provide cost estimate
  - This meeting – Jim Hankey reported that carriage light on his unit shorted and burned through the casing surrounding wires. Gardner told Jim that this is the 8<sup>th</sup> light that has failed. The concern is that this could start a fire
  - The committee will recommend to the board that front lights be replaced immediately. Back lights should be inspected by a certified electrician to determine if they also need to be replaced, which would be at homeowner expense. Gardner was asked to get quotes from two electricians to do this work.
- Curbs / Sidewalks
  - Waiting for crack-filling contract
    - Would like some way to identify how it is determined how many feet are needed to be filled so we can review
    - Still waiting for explanation of patching we paid for from Gardner of last year's bill
- 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

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## ***Other Business***

### **Sidewalks and Roads**

- Street Cleaning
  - Estimated received, will forward to the Board and recommend an annual cleaning in the Spring
- Flooding sidewalk along Oakland Drive
  - Still a problem, has been brought up again with AVB
    - Post Meeting, AVB installed drains. It appears this has not taken care of the problem as after a recent rain, there was still water on the sidewalk. Also, this appears to have the effect of standing water in the yards surrounding the drains.

### **Siding / Roofing / Doors**

- Cleaning of siding
  - Cleaning / Maintenance schedule as presented by Larry and Mike presented – see attached
  - Recommendation to go to Board to proceed with Scenario One
    - Subsequent to the meeting, this was rejected by the Board as it was not included in the 2016 Budget
    - What was not decided by the Board is if it will be an Association or Homeowner expense
    - If a Homeowner expense, then it is not a budget item and could proceed as outlined in the plan
- Signs at Clubhouse were cleaned
  - We do not know who did this. Calvin @ Gardner said he cannot repair or clean signs without Board Approval, and we are unaware of this happening.

### **Signs, Posts, Mailboxes**

- Some signs have been painted the wrong color by Gardner
  - This has been pointed out to Gardner
- Mailbox, posts, and sign posts
  - Post guards have been installed where needed
  - Since mailboxes are the responsibility of owners, any maintenance by the committee will stop and the project forwarded to Gardner

### **Clubhouse**

- Carpet Damage
  - With Board approval, insurance claim was submitted
  - Gardner proceeded with the insurance company
    - Claim was approved and Gardner received a check that is 50% of the amount over the deductible
      - The other 50% will be paid out when new carpet is installed
    - Bruce believes the claim is too low
      - Doesn't reflect actual replacement value or include enough money for moving the large cabinet as well as moving and re-installing gym equipment
    - Bruce will work with Linda Teare and/or Insurance Company to see if the claim can be renegotiated to get a more appropriate payment

- HDMI Hookup for TV in Clubhouse
  - Larry has found a solution to make this work

## Other

### New Issues

- Transformer Pad (near the Clubhouse) damage and appearance
    - Has been forwarded to Gardner
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### ***Next Meeting:***

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

Will plan a meeting in the Fall to focus just on the L-T Capital Budget

# Oakland Hills Infrastructure

## Program for cleaning vinyl siding August 12, 2016

Cleaning on a four year rotating cycle with 25% of units washed every year

		<b>Quad</b>	<b>Tri</b>	<b>Du -sml</b>	<b>Du - med</b>	<b>Du - lrg</b>	<b>Cost</b>	<b>Cost with Windows</b>
Year 1	Group A	2	1	5	1	6	\$5,753	\$7,108
Year 2	Group B	2	3	0	7	3	\$5,949	\$7,354
Year 3	Group C	0	0	1	8	7	\$5,616	\$6,896
Year 4	Group D	0	0	0	7	10	\$5,967	\$7,327

Group A OHC 8650 - 8674, Gray Oak, Clubhouse(as 2 unit building)  
 Group B OHC 8690 - 8764, Shady Oak, Silver Oak  
 Group C OHC 8790 - 8928, Tangley Oak, Selly Oak  
 Group D OHC 8932 - 8944, Hollow Creek Trail, Oak Meadow

Handley Quote	<b>Frnt</b>	<b>Left</b>	<b>Right</b>	<b>Rear</b>	<b>whl Bldg</b>	<b>windows</b>
2 unit Bldg	\$130	\$130	\$130	\$195	\$351	\$80
3 unit Bldg	\$195	\$130	\$130	\$293	\$449	\$105
4 unit Bldg	\$260	\$130	\$130	\$390	\$546	\$145

	<b>front</b>	<b>Left</b>	<b>Right</b>	<b>Rear</b>	<b>Cost</b>	<b>cost with windows</b>
Priority one (excluding Group A)	0	3	5	0	\$1,040	\$1,120
Priority one total	4	5	7	1	\$2,275	\$2,450
Priority two total	13	14	12	8	\$6,630	\$7,188

**2016 Action**

**Scenario One (recommended) - Do Group A plus priority one issues for other groups**

	<b>no windows</b>	<b>include windows</b>
Group A	\$5,753	\$7,108
Priority one not GroupA	<u>\$1,040</u>	<u>\$1,120</u>
<b>2016 total</b>	<b>\$6,793</b>	<b>\$8,228</b>

In 2017 begin regular cleaning schedule+ spot cleaning as needed

**Scenario Two - Do priority one and priority two issues now and begin regular program in 2017**

	<b>no windows</b>	<b>include windows</b>
Priority one	\$2,275	\$2,450
priority two	<u>\$6,630</u>	<u>\$7,188</u>
<b>2016 total</b>	<b>\$8,905</b>	<b>\$9,638</b>

**Scenario three - Do only priority one issues in 2016 begin cleaning plan in 2017**

	<b>no windows</b>	<b>include windows</b>
2016 total for Priority one issues		\$2,275    \$2,450

In 2017 begin regular cleaning schedule+ spot cleaning as needed