

# Oakland Hills Infrastructure Meeting

October 26, 2016, 6:00 PM

**Next Meetings: Wednesday November 30, 2016, 6:00PM Regular meeting**

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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, Mary McLean, Dennis Taft

**Not Present**

**Observers** Linda Teare, Nancy Acker

## Long Term Capital Plan Items

- Carriage Lights
  - Lights have been installed.
  - Confirm plan and budget approval for bulb replacements (volunteer labor).
- Curbs / Sidewalks
  - Dennis Taft's letter
  - Dennis will re-work and we will look to submit to the Board
- Items to consider for the Long-Term Capital Plan
  - Clubhouse HVAC
    - Furnace – Get estimate of life and cost
    - A/C – Get estimate of life and cost
    - Hot Water Heater – Get estimate of life and cost
      - < \$5k, therefore go to operating budget
      - Finance discussing
      - Includes TV, Sound System, etc
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- Landscape – Sprinkler system inclusion in LTCP
  - Confirm estimates from Larry Smith and inclusion in the plan.

## Ongoing Maintenance – Operating Budget Items – Prioritize for Budget

- Sidewalks – black staining
  - Mary's tested in the pool area and it appears to work
  - Ongoing plan for black staining (budget)
    - Mary used "Wet and Forget" - outdoor
    - Amazon, makes 6 gallons, \$34
    - 4 x \$34, \$136, should be enough to cover from the street down to and around the pool
    - Dogs cannot walk on until dry,
    - Needs to be applied when it will be dry for several days
    - Get volunteer residents to do pool area
    - Confirm budget approval for \$200
    - Conduct survey and establish yearly plan/ budget to address sidewalk sections
      - Need volunteer(s) to build stanchions to rope off treated areas

- Roads and Curbs
  - Crack repair (roads)
    - Already in budget
  - Street sweeping- highest priority
    - \$500 (\$420 was estimate), recommend doing in spring
  
- 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
    - Start program in 2018 of inspections and spot repairs
  
- Roof “washing” program
  - No estimate yet
  - Make this a 2018 item
  
- Dirty Siding – highest priority
  - Earlier estimate was \$5.50 / unit / month
  - \$8,500 which, based on 128 units, is still about \$5.50/unit/month
  
- Swimming Pool Maintenance – highest priority
  - Re-surface/crack repair
  - Estimate from Gardner is \$675
  
- Some kind of “reserve” for refrigerator, microwave, TV, DVD in clubhouse?
  - As these are less than \$5000, considered an operating budget item
  
- Sign Maintenance
  - Mike’s plan for ongoing maintenance, budget sheet submitted.
  - Confirm budget approval
  
- Garage doors - Mid-level Priority
  - Replacing springs, which will likely begin to fail soon
  - Budget maybe \$2,500
    - See if Gardner has a preferred vendor to do this at a discount
  - Establish plan/budget (\$50 for WD-40) for volunteer door lubrication
  
- Clubhouse Chairs – covering
  - Costs will include
    - \$60/hour for decorator
    - Materials
    - Labor
  - Bruce will provide an estimate to include for the Board

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## **Other Business**

- Carpet replacement
    - January 8 – Feb 4 2017 is the timeframe in which carpet can be replaced
    - Linda will bring up next steps at the next Board meeting
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  - Community Signs
    - Front entrance signs (Welcome and Divided Roadway)
      - Calvin – no more than \$500 expense to replace posts, paint, put on post guards
      - Email to Board 10/25 for approval – Not approved
  - Clubhouse
    - We should begin to think about the AVB area of the clubhouse
    - Come up with suggested uses
    - Present to the Board
      - They will likely insist on cost estimates
  - Flooding – Sidewalk at Oakland Drive
    - Still a problem near corner of Hollow Creek and Oakland Drive
    - See picture
    - Pass to Board
  - Snow Plow Contract/Curb Damage
    - Be sure Gardner talks to them about damage done last winter
  - Responsibilities Document/Handbook/Master Deed
    - Gardner attorney is reviewing potential changes to Master Deed
  - Transformer Painting (near Clubhouse)
    - No update
  - Transformer Pad Damage (near Clubhouse)
    - On Gardner open issues list
  - Standards for Decks and Patios
    - Larry/Mike will work on wording, recommendations on how to approach problems or issues residents may have. Potentially include vendor list
  - Clubhouse Use/Abuse
    - Board will not address in 2016
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## ***Next Meeting:***

The next regular meeting will be **Wednesday November 30, at 6:00 PM** in the Walden Woods Clubhouse