

Oakland Hills Infrastructure Meeting

February 15, 2017, 6:00 PM

Next Meeting: Wednesday March 22, 2017, 6:00PM

Facilitator: Roger Stamper **Note taker:** Roger Stamper

Committee Attendees: Roger Stamper, Carl Dyszkiewicz, Bruce Bradley, Mike McLean, Dennis Taft

Not Present

Observers Jim Hankey, Larry Shelton, Mary McLean

Long Term Capital Plan Items

- Curbs / Sidewalks
 - Linda Teare will work with AVB's contractors to see what can be done and determine a price

Ongoing Maintenance – Operating Budget Items

- Carriage Light Bulb Replacement
 - Several bulbs have been replaced already, we are going to have to reorder more bulbs
 - Several bulbs in units 1-54 have already been replaced
 - These LED bulbs were installed with the new carriage lights
 - They appear to be lower quality bulbs
 - We will monitor and replace as needed, this could increase this line item in the budget

Ongoing Maintenance – Operating Budget Items

- Clubhouse
 - Mary and Roger to work on Plan for repurposing of office space
 - Tables and chairs similar to those at Walden Woods clubhouse would be good, although their room is larger, so smaller tables would be best
 - Linda plans to speak with AVB about contractor assistance to get work done, once it is determined what we want to do with the space
- Black Staining on Sidewalks
 - In the spring, Mary leading volunteer effort for Pool and Clubhouse areas. We still need a plan for the rest of the neighborhood. Budget was approved for this project.
- Roof Inspections and Roof Cleaning
 - Will consider as a 2018 budget item
- Siding Cleaning
 - Was approved in budget
 - Gardner plans to contact at least one more contractor to get a quote
 - Larry and/or Mike have offered to do a walk-through with other contractors to show them the work that will be involved
 - Plan is to do this in the Spring
- Swimming Pool
 - Re-surfacing was approved and should be done before the pool opens this year
- Post and Sign Maintenance
 - Budget approved
 - Two signs, one each at North and South entrance
 - One sign at entrance to pool/clubhouse
 - These three replacement signs will be quoted closer to when AVB vacates the community

- Garage Door Maintenance
 - Supplies were approved in the budget
 - Identify approved repair vendors/sources and communicate to the community
 - Lube and instructional video are available
 - Will discuss more at future meetings, including community email
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Other Business

- Clubhouse Upholstery:
 - Fabric on chairs was replaced and looks good
 - Clubhouse Carpet
 - Installed and looks good
 - Infrastructure (and likely Finance) would like a full accounting of insurance proceeds and expenses incurred for the entire Clubhouse Carpet/Upholstery project
 - Ask Board to have Gardner do a community email to talk about new carpet, what happened, costs involved, that it all cost us
 - Flooding over Sidewalk at Oakland Drive
 - This was brought up again with AVB
 - Transformer Painting (near Clubhouse)
 - No update
 - Transformer Pad Damage (near Clubhouse)
 - On Gardner open issues list
 - Need volunteer effort to put in a river rock border
 - 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
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Next Meeting:

The next regular meeting will be **Wednesday March 22, 2017, 6:00PM** in the Clubhouse