

Oakland Hills Infrastructure Meeting

March 22, 2017, 6:00 PM

Next Meeting: Tuesday May 2, 2017, 6:00PM

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

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

Not Present Mike McLean, Dennis Taft, Larry Shelton, Mary McLean

Observers

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 - No update
 - Question – is the life extended by proper maintenance? If so, ongoing investment in replacement of curbs that are damaged (beyond cosmetic repairs) could be fiscally responsible. Roger will contact friend who might be able to help with evaluation, and work with Carl on this

Ongoing Maintenance – Operating Budget Items

- Carriage Light Bulb Replacement
 - 55 bulbs have been replaced, 29 remain in inventory
 - Several bulbs in units 1-54 have already been replaced, 8 just on Grey Oak
 - 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
 - If bulbs that we install begin to burn out prematurely, will need to investigate further

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
 - No update this meeting
- 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
 - Needs to be done before pool opens, so something likely in May
 - No update this meeting
- Roof Inspections and Roof Cleaning
 - Will consider as a 2018 budget item
 - No update this meeting
- 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
 - Calvin is planning to get Mulch for the community before siding is cleaned
 - Hadaway bid included cleaning of windows, which would be at resident expense
 - Larry and Mike still working on a community email
 - Swimming Pool
 - Re-surfacing was approved and should be done before the pool opens this year
 - Gardner has on the agenda to do before the pool opens
 - 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
 - Bruce is on top of this, as much as possible
 - Garage Door Maintenance
 - Supplies were approved in the budget, allowing for committee members to lubricate garage doors
 - Members of the committee are investigating if this is a job that can be reasonably handled by community volunteers
 - Identify approved repair vendors/sources and communicate to the community
 - No other updates at this meeting
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Other Business

- Clubhouse Carpet
 - Infrastructure (and likely Finance) would like a full accounting of insurance proceeds and expenses incurred for the entire Clubhouse Carpet/Upholstery project – still pending
 - At last Board meeting, asked 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
 - Area to the north is better after Mike cleaned the drains
 - Need to evaluate area close to Hollow Creek Trail as it may still flood when the sprinklers run
- Transformer Painting (near Clubhouse)
 - No update at this meeting
- Transformer Pad Damage (near Clubhouse)
 - On Gardner open issues list
 - Mike has contacted Landscape about proposal 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
 - No update at this meeting
- Volunteer Day
 - Idea was floated, thinking maybe ½ day in May, for residents to do some projects around the community. Similar to what Landscape does for flower bed plantings, although likely more people, time, and number of projects would be on the potential list

- Asked members to review to review their areas, come up with a list – will ask Landscape to do so also
 - When received, will cut to a few projects that won't take too many people or too long to do
 - If it is well received and successful, could try a follow-up day in October
 - Roger will email committee members and Larry Smith
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Next Meeting:

The next regular meeting will be **Tuesday May 2, 2017, 6:00PM** in the Clubhouse