

Oakland Hills Infrastructure Meeting June 05, 2017, 6:00 PM

Facilitator: Mike McLean **Note taker:** Mike McLean

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

Not Present: Dennis Taft, Mary McLean

Observers:

Long Term Capital Plan Items:

- Vinyl Siding – Working on updating the LCTP based on most recent replacement estimates received from Lyster.

Ongoing Maintenance – Operating Budget Items:

- Physical degradation of "cedar shake" siding - Obtained new replacement costs for two “typical” test units. Gardner to provide Dave Roberts Painting Co. contact (currently familiar with work ongoing at Barrington Shores – AVB). The team is working to establish paint feasibility and cost estimate.
- Street Sweeping - Gardner working to obtain new cost estimate from Superior Street Sweeping.
- Curbs - Team is considering professional or volunteer patch programs to improve aesthetics and extend life.
- Snow Removal - Damage to curbs and sidewalks (chipping) still occurring. Proposing snow blower only process for sidewalks at next contract discussion. Cost will likely be an issue.
- Black Staining on Sidewalks - Volunteers have cleaned pool area cement, estimates being obtained for patio and front sidewalk at Clubhouse. Working on survey, and obtaining estimates for 2018 and future cleaning of priority areas.
- Dirty Siding: - 37 units and Clubhouse completed. At least 3 owners have reported cloudy/streaks windows that cannot be cleaned. Gardner is arranging for Patriots to return and evaluate. Review by a window/glass expert may also be needed to identify root cause.
- Roof Inspections: Working on plan to inspect 17 units in 2018. Next step is to obtain estimate.
- Signs: Street sign at Hollow Creek and Oak Meadow has been cleaned and painted. New steel post protector has also been installed.
- Clubhouse: Obtaining estimates to purchase replacement pull handles for Credenza/Chest in the entrance area. Volunteers will install one approved.

Other Business:

- Christmas Lights: Members have reported two homes with Christmas lights still up. Will be proposing twice/season reminders of rules on Christmas lights.
- Clubhouse Carpet: Nails in bottom of (4) table legs have been repaired to prevent carpet snagging. Final accounting on the carpet replacement has been received and will be reported out at the upcoming Board Meeting.
- Re-purpose of AVB Office: Request for an estimate to revise area into a single open space has been submitted to AVB.
- Transformer Appearance: Gardner has cleaned two transformers. Consumer's Energy says that they cannot be painted.
- Patio Maintenance: A Patio Maintenance document (similar to the recently distributed Deck Maintenance document) has been submitted to the board for review.
- Clubhouse Lighting: Team wants to increase brightness by using more of the open sockets in the overhead lighting and/or using brighter LED bulbs. We are in the process of obtaining an estimate for the cost of bulbs.
- Flooding over Sidewalk – HCT @ Oakland Drive: It appears that this issue is now resolved. Observations after rain and sprinklers shows no significant flooding. Drains added last year need to be kept free of debris (team members will monitor and clean as necessary).