

## Minutes of Meeting – Annual General Body Meeting of APHA

January 31, 2008, 7:00 p.m.  
Rochester Hills City Hall Auditorium

In attendance:

APHA Board – Jeff Lanier, Stefanie George, Ken Krajewski, Manish Vaishya  
About 30 APHA residents

I. Call to Order at 7:05 p.m.

II. Introduction of The Board of Directors

III. Budget Discussion and Analysis

a. Recap of calendar year 2007

APHA budget for 2007 was under budget by \$9000, in addition to 10% reserve. The board has been trying to build up funds for future pond needs. This includes negotiating contracts for landscaping, snow removal etc.

b. Budget Estimate for Year 2008

Motion passed to approve the budget for 2008.

IV. Pond Discussion

Board described in detail all the work done on improving the situation with pond algae formation, including our correspondence and legal options with Pulte, surveys done, expert opinion taken and improvements in service. The conclusion is that the pond is too shallow and excavation is the only long term solution. APHA will plan to add \$10k to the pond fund in 2008 and start work in 2009. There were many other suggestions from residents including additional legal positions and raising of pond level, which were duly noted. Residents were also advised to approach Pulte directly with their grievances, especially the residents who were charged lot premiums for backing to the pond.

V. Election of The Board of Directors for 2008

Since no nominations were received in webmail for any positions, the floor was opened to anyone interested in any of the 5 board positions. Since no resident came forward with interest, the current 5 board members volunteered to continue for one year. The motion was approved with congratulatory note to the board for the good work in 2007.

VI. Architectural Control Committee Update

About 40 mailboxes were replaced and we had no issues with payment. We have additional 40 mailboxes that we will start replacing in spring.

For tree removal, the majority of work has been done with high-risk trees taken down. This work will continue as needed over the years.

Lot inspection was completed with no specific item discussed in the GBM.

## VII. Questions and Comments by Members

- Resident: Have we looked at alternatives for snow removal such as per-push contract and eliminating the service altogether
- Board: The current contract at about \$3000 per year comes to less than \$17 per household. Besides, we would still have to contract salt removal and sidewalk clearing, which is covered in the present contract. The threshold for snow removal in the new contract is 3½".
- Resident: Sometimes there are spots not cleared in Cul-de-Sacs and problem of dumping snow in front of the driveway. Also the new company is over-cautious and leaves snow on corners, not providing the same level of service. Suggestion to salt the entrance.
- Board: This is partly due to cars parked on the roads. However, this will be discussed with the snow plow company.
- Board: We are considering towing of cars after sufficient warning.
- Resident: This cannot be done if the car is parked legally.
- Resident: Complimentary on lighting of the entrance in Holiday season.
- Board: This is a good service provided at \$800. Since the lights are now owned by APHA, we expected the inventory to grow every year thus providing improved lighting. At some point, an electrical outlet may be needed.
- Resident: There was good response to our April event of trash removal from common areas. We should plan one more in 2008.
- Board: We will discuss. The original intent was to do this every 2 years.
- Resident: Other subdivisions are dumping junk in the backyard.
- Board: We will look into putting up signs saying no dumping.
- Resident: Non-resident people are often found fishing in the pond, against advisement. Can the police help control this?
- Board: This being a non-emergency, the response time would be too long.
- Resident: Is an expense of \$18k justified for lawn maintenance?
- Board: This amount includes lawn cutting, irrigation, mulching, berms and grass maintenance, fertilizing and flowers. There are two different companies contracted and this cost is much lower than previous contracts.

## VIII. New Business

We will look into further improvements such as possibility to set up a play area, benches along the pond and playgroups for interested families. There is plan to improve the islands by adding new flowers and trees.

## IX. Meeting adjourned at 8:30 p.m.

Recorded by MV, Secretary, APHA

ARCADIA PARK HOMEOWNERS ASSOCIATION  
PO BOX 80072 ROCHESTER, MI 48308  
[www.arcadiapark.org](http://www.arcadiapark.org)      [info@arcadiapark.org](mailto:info@arcadiapark.org)