

**Island Lake of Novi Arbors Community Association
Board Meeting
October 5, 2017**

Board & Attendees:

President: Vacant

Treasurer: Jennifer Chen

Secretary: Kathy Miller

Director: Vijay Chimakurthy

Management: Paul Ewing, Metro Group Management Corp

Meeting called to order: at 6:40pm

Minutes: August, 2017 were read. Vijay made motion to approve, Jen seconded.

President's Report: Board approved treatment of Juniper and pear trees over the next three years.

OLD BUSINESS:

Wells: DEQ, Department of Environmental Quality is questioning the property having more than three wells. Paul/Metro is in conversation with the DEQ explaining this is not one piece of property but a community of 138 homes. Unclear at this time if we will be able to get a 4th permit for a 4th well. Metro is continuing to push for the permit for installation of the well this year in the hopes of full operation for the 2018 season. If we are denied, we will contact our lawyer to continue the request.

Concrete: D-Cam will start the concrete work on 10/10/17, completing it by 10/12/17. Notices have already been sent to co-owners regarding location of work to be done. Co-owners have been directed to move autos accordingly and to not park or drive on new concrete for 7 days.

Beauchamps: Paul/Metro presented an updated contract with Beauchamps for the increased services, (fungicide \$5000, Grub \$3300 & Aeration \$4500). Board agreed to two years (2017-2018) of the increased (\$12,800) applications in order to get the lawn back into the pre-2008 condition. It is expected that in 2019 services can be reduced to maintenance applications. There have been no price increases since 2014, possibly since 2008.

Buildings: Roofs should be completed by mid-October. Board discussed concern over shingles being delivered on roof tops weeks ahead of work. When awarding 2018 roof work vendor needs to know the work needs to be started/completed ASAP after delivery of materials.

NEW BUSINESS:

Gutters: Paul/Metro presented quote for cleaning gutters, Fall all units for \$2850, Spring units that back up to woods for \$2345. Jen motioned board approve quote, Vijay seconded.

Siding/Trim: American Properties will complete in October all repairs to siding and trim as requested by Paul/Metro.

Chimney: Italian/American masonry is quoting necessary work around chimneys in regards to concrete tile and installation/replacement of ledger stone around buildings. Paul/Metro will share quote with board when he receives it prior to annual meeting.

Budget 2018: Board reviewed budget projections with Paul/Metro. Dues will remain \$380/month for 2018, with two (2) special assessments of \$220 each (\$440) for replacement of roofs on three (3) buildings. Three (3) additional roofs will be replaced with Reserve funds as needed. Another roof inspection will be done to determine if we need to maintain pace (6/year) of roof replacement.

Bench complaint: Hammock is back hanging in front yard.

Meeting Dates: Annual meeting 11/9/17

Meeting adjourned at 8:20pm

Respectfully Submitted, Kathy Miller, Secretary, Arbors Board of Directors