

Chatham Hills Subdivision Board
October 10, 2022
Meeting Minutes (Zoom Meeting)

Attendees

David Ryall, Danielle Adams, Jonathan Brown, Jon Carter, Chuck Fehl, Ronda Harris, Curt Martin, Sheena Mathai, Theresa Nagi, Lillian Ryall, John Weigel. In addition, potential new board members Mike Clark and Kelly Bedross participated as well as guest Beth Montalvo.

Minutes

The minutes of the meeting of August 8 were reviewed and were approved unanimously – Chuck Fehl proposed adoption and was seconded by Ronda Harris.

Treasurer

Danielle Adams presented two written reports – the current budget situation and a report of all payments this year. There were various questions about some individual payments. Chuck Fehl said that the mulch for the east playground will arrive in the next day or so and will need to be paid for. She will be working with Chuck Fehl to put the path funds / special assessment into a separate account.

Parks

Mike Clark and Kelly Bedross were attending the meeting with a view to helping Therese Nagi with the parks since Jon Carter is stepping down.

Beth Montalvo, a guest at the meeting, suggested creating a small pollinator garden in the park near the cattails area in the eastern part. This would be a 6' x 2' space with native plants such as Joe Pye Weed which will attract Monarch Butterflies and also use some deer resistant plants. The timescale would be next spring / summer. Therese Nagi said she would just need to research the cost and just what else would be needed and ensure the mowing contractors would be aware.

Jon Carter submitted a report showing what will be reported at the AGM on October 17. That is not reproduced here but sections which cover matters not previously reported are set out below with some editing.

“Invasive plants in park:

A contractor for Oakland County Water Resource Commission sprayed herbicide on the invasive phragmites plants near the creek on 9-30-2022. (WRC does this to reduce chance of drain clogage by plants). They posted signs about the spraying, including advice to “stay away” until after the spray has dried. Homeowners and apartment dwellers had been given advance notice of the spraying 1-2 weeks before via newsletter and website post, and again via website on 9-29-2022. The first notification prompted questions from a homeowner about possible negative side effects of the spraying. The homeowner was referred to the WRC in order to get the most accurate answers (rather than having a CHSA Board member simply relaying questions and answers back and forth). The entire treatment is expected to take a few years, including the herbicide this year, controlled burn next year, then moving phragmites stragglers by hand, followed by planting of native flowers and grasses.

Playground equipment repair:

Bob Layne re-painted the merry-go-round in the east playground. Looks great again, and the darker color used on the deck should look good for longer than the previously used yellow.

Jon Carter is trying to get quotes for professional re-installation (including new concrete bases) of springy horse and springy fire engine in west playground. (Kids Gotta Play (neg.), American Parks Company Texas (neg., too old), SchoolOutfitters.com (no reply), Vintage Spring Riders.Com (enthusiast in Netherlands), eBay). If unsuccessful, consider selling or scrapping.

Sinkhole and orange-fenced area.

A homeowner complained about the appearance of the orange-fenced area in a mowed area of the park behind lot 8. They also indicated that the sinkhole within is a potential safety hazard (which is why the orange fence was erected). The background is that in summer of 2020, Chuck Eudy (City of Farmington) looked at the sinkhole and explained that drain line(s) from lot(s) up the hill appeared to have broken at/near their connection to the main drain. He suggested that water be poured down the (downspout) drains of several houses in order to identify who owns the broken drains. Jon sent letters to six homeowners requesting permission to come onto their lots and run their garden hoses into downspout drains while someone else observes the sinkhole. Only one granted permission, so the work didn't proceed. Jon Carter will re-send the letter to the complaining homeowner, and they can run a test. "

Jon Carter went on to add that the costs for the potential path repair have increased substantially from the original \$138,000 to a figure now of \$198,000 with the likelihood that by the time we go back in March of 2023 for a quote for then it will be higher still. There are a few items that were possibly not in the original quote in terms of work needed to ensure access of equipment, clean up etc., but these will be addressed at that time. The board acknowledged all this and felt that the funding etc. will need to be addressed once the terms are in next year and a decision can be made.

With regard to some other matters in the park, Chuck Fehl reported as follows: -

"Stump grinding was set up for two fallen trees in park (Plum and "Sardy's stump). The allocated cost is \$300.

Six footbridges in the park were refurbished with power washing, new lumber where needed, Trex handrails, and welded steel reinforcements to some bridge undercarriages. Water seal was applied to the deck boards. Suppliers: Perfect Power Wash, Northville Lumber, Keesler Custom Welding, Labor: Matt Ryall, Andy Leech and Chuck Fehl. Total cost was \$12,521.12.

East Playground mulch: The board approved a bid on October 6, (without a meeting) from Ashton Landscaping for \$7,564 to level the borders (as best as possible) and install 89 cubic yards of certified playground mulch. This work will be done Tuesday October 11 and be completed in one day."

Membership

The very delinquent dues have now been settled although legal costs in taking the recalcitrant homeowner to court unfortunately consumed much of the settlement. Curt Martin submitted a list of six delinquent properties and will be referring them to the attorney if funds are not received shortly.

Safety

John Weigel reported matters have been quiet though three cars were broken into in August – all had been left unlocked and it is unclear if these were reported to the police. A reminder about locking cars will go in the next newsletter.

Social

Lillian Ryall reported that the picnic, whilst over budget in terms of cost due to much higher rental process, had been very well attended with estimated attendance over one hundred. She is now planning the Halloween event and looking to see if we can revert to in-person Santa visits for Christmas.

Deeds & Restrictions

Ronda Harris reported no new issues.

Entranceways

Chuck Fehl produced a written report of current activities as below: -

1. Treehill median sprinklers are now fixed. Had to dig up and replace part of the city main. Cost \$1,020 (three visits)
2. Brittany Hill median landscaping: removed two dead trees, a bush and eight stumps to prepare for relandscaping in spring of 2023. Cost \$1,400.
3. Annuals cleared at all entranceways and planted seasonal Mums. Cost \$780.
4. Bushes trimmed at entranceways. Cost \$300
5. Davey Tree (lawn division) applied fertilizer and weed killer to entranceways and medians (third treatment) \$140

He added that he will have the sprinklers shutoff and winterized on November 1, the ornamental grasses on overpasses and entranceways will be cut and the Christmas lights installed in December.

New Business

Chuck Fehl will have Ashton look at the turf repair and the work on the Smithfield lots and quote them.

There was mention that the City of Farmington would like a pathway from the subdivision to Drake / Longacre but that the potentially affected homeowners are opposed.

There being no other business the meeting was adjourned at 8.35 pm

Respectfully submitted,

Jonathan Brown

Secretary