

**Chatham Hills Subdivision Board**  
**August 8 2022**  
**Meeting Minutes (Zoom Meeting)**

**Attendees**

David Ryall, Danielle Adams, Jonathan Brown, Jon Carter, Sheena Mathai, Theresa Nagi, Lillian Ryall, John Weigel.

**Minutes**

The minutes of the meeting of July 11 were reviewed and were approved unanimously – Jon Carter proposed adoption and was seconded by Curt Martin.

**Treasurer**

Danielle Adams presented a written report of the current financial position and recent payments. She also advised she has not yet been able to move the special assessment funds to a separate account.

**Website / Newsletter**

Sheena Mathai reported the newsletter has been sent to the printers – she asked them to ship it to her when done but hasn't received it. She will follow up and / or try to get it reprinted.

**Membership**

There have been no further payments – the home under foreclosure is now negotiating and an offer was approved earlier by the board and is with Tony di Ponio. The directory is out to the printers and should be distributed around Labor Day.

**Safety**

John Weigel reported no activity though it appears Oakland County police were involved in an action at a house within the subdivision. He will try to find out more at the next city safety meeting.

**Social**

Lillian Ryall advised that the price to rent a tent for the summer picnic is likely to be about \$1,000 now but will try to make some other cuts to bring the overall cost within budget. Other quotes were obtained but they were up to \$1800.

**Entranceways**

Chuck Fehl could not attend but submitted a written report prior to the meeting as follows

“1) I was contacted by Heyward Bros about Holiday Lighting for our three entranceways for the 2022 season. They quoted their last year rate of \$1550. This is already in the budget at that amount, but in case anyone wants to moderate or terminate this, now is the time. No action is needed if we want to continue these popular displays.

2) I recommend Thompson's wood seal application on the remaining bridge deck planks as it may extend the service life of our existing bridges. I applied a single coat of Thompsons to bridge #6 (east playground) on July 25 and it was beading water this morning after the downpour Wednesday night. This treatment is good for 1 to 3 years and also provides UV protection. The treatment initially darkens the wood slightly,

but it may preserve its relatively clean appearance longer with the UV additive. It can be applied with virtually no waste (drips) if applied with a roller and back brushing. Based upon my experience with bridge #6, I estimate the material cost of 8 gallons of Thompsons, 18 hours of labor with miscellaneous supplies at \$715 to complete the 5 remaining bridges. Andy Leech is standing by to do this. This expense may even fit under the \$12,000 approval for bridge renovations - depending on upcoming handrail and plank replacement labor charges.”

In discussion, the board approved both suggestions.

### **Bridge Project**

The bridges have been power washed and some plank replacement is ongoing, but this is taking longer than was thought as the boards are hard to get up and there are issues with rusted screws and other aspects of deterioration. It was acknowledged that more timber will be needed and a motion to this end was proposed as follows “It is proposed to authorize up to \$800 for additional timber and sealant for the bridges”. Jonathan Brown proposed, Joh Carter seconded, and it was approved unanimously.

David Ryall added that when looking at the I-Beams under the Larry Davis bridge, they appear to be in good order though there is a little deterioration at the water line. The bridges will need to be replaced at some point, but the current work will give us some time to schedule that. They will also work on the handrails to try to straighten them up before the Trax can be secured in place.

### **Parks and Commons**

Jon Carter said the recent storms had resulted in no additional tree damage.

The springy horse has been removed as it is coming loose again. Jon will look at some potential replacement toys for the playground.

Therese Nagi was concerned that mowing had not been carried out since July 19. She contacted the company but received no response but will try again and involve Tim Wasmer. She mentioned that some feral cats have been reported but there is no sign of people looking after them. David Ryall mentioned that some foxes and a coyote have been seen in the area.

Ronda Harris has pointed out an area behind her house is not being mowed and this will be taken up with the mowing company.

### **Deeds and Restrictions**

Ronda Harris could not attend but submitted a report prior to the meeting which is reproduced with some editing below.

“1. The house on Smithfield with the shed has sold. The closing is in about 2 weeks.

2. I followed up with the homeowner regarding his proposal for landscaping and a shed. He said once he reaches out to the City, he will forward their approval. I also received two emails from his neighbors indicating they are okay with his proposal for a shed.

3. I followed up with the homeowner who wished to erect a shed and told him our requirements that he get his neighbors' okay and that he should contact the City. He squabbled with me a little bit that he didn't have to get City approval and I told him that he did, that's it's our requirement that he does. I also forwarded him the other homeowner's proposal as a guideline for him which he appreciated.

4. I received a phone call from a neighbor, mildly complaining about cars being left in the driveway and trash left out in front days before trash day. Apparently, the homeowner is ill and her family is slowly clearing out the house hence the trash being put out ahead of time. Ronda was given the number for the daughter and called and left a message, but no response has been received. The board felt this was not a situation that we should really be involved with as there is no breach of any requirements."

One lot was mentioned as being overgrown and it was agreed a complaint should be made to the city.

#### **New Business**

The question of whether an AGM should be held this year was raised. It was felt it should be held in order to be able to report back on the parks projects. It was agreed to look at dates in October at Farmington Hills library. It was also agreed the next meeting would be September 26 to prepare for this.

Respectfully submitted,

*Jonathan Brown*

Secretary