

OAK RIDGE COMMUNITY MEETING
8/11/2025

A meeting was held August 11, 2025 at 7 p.m. for owners of Oak Ridge Condominiums to hear from the Board and to discuss recent board activities and any issues of concern. The meeting was led by Board President Rick Neubig, with all board members in attendance. The following is a brief summary of subjects which were introduced for discussion.

DOCUMENTATION, including invoices, has been difficult to compile and access. Documents are now being filed electronically into a Google drive for simple retrieval by the Board.

MANAGEMENT COMPANY INTERACTIONS: Owners are asked to send concerns to Mark Hutchinson, while CC'ing Rick Neubig, via email. Those who wish to phone instead may call Walden directly. On weekends, Walden utilizes an off-hours call center which will provide an emergency contact phone number to obtain immediate assistance in cases of emergency.

CONTRACTOR ISSUES: The Board has talked with Walden about supervision of ongoing projects. As this would require Walden staff to be onsite at Oak Ridge throughout a project, and as those Walden employees may not be qualified to assess certain projects, it seems unfeasible and costly to employ such oversight.

Aileen Gatton (unit #150) asked for chimney noises of rain and rattling metal to be addressed.

Hero Hussain (unit #250) played video of sounds in her fireplace.

Mark Hutchinson has contacted chimney repair company about coming back to diagnose.

PROJECT UPDATES:

CHIMNEYS: which were previously discussed, are completed.

GUTTERS: Scheduled for replacement 2026. Recently gutters were cleaned and critical repairs were made. The question of whether upcoming new gutters would have greater volume was raised. This will be considered by the board when the new gutter project is undertaken next year. T. Brennan reported that the cost for the new gutters is estimated at \$120,000, although the cost of the project could end up being higher.

Routine gutter repairs and cleaning are planned in the future.

Hero H. reported that areas outside unit #250 are still leaking (although the situation has improved), and that the brick wall is still wet, and green with growth. Julie Lewis (unit #350) was asked to take video of the rain and its impact on the east side.

ADVANCED NOTICE OF CONTRACTORS ON SITE: Lack of early warning for owners of contractors working at Oak Ridge are an ongoing concern. Problems with owners being surprised by workers on their patios or in front of their windows were detailed. Walden management apologized for a recent oversight. This is an issue which Walden and the board are working to reconcile.

CRITTERS: Flying squirrels were disturbed by the gutter repairmen. Per Rick Neubig, the board did have Critter Control come to Oak Ridge to evaluate the situation. Critter Control did not see evidence of active large animals in the attic space but did see small rodent leavings. They proposed setting up mouse traps but the cost was high. Walden will obtain mouse bait devices that Rick will deploy as Walden cannot do that.

ELEVATOR REPLACEMENT: The south elevator replacement was postponed until May of 2026. No reason was given by Schindler Elevator as to the reason for delay. As Oak Ridge has paid \$60k to Schindler as required to place the order, the Board will pursue getting that money back until closer to the project launch so Oak Ridge may invest those funds.

ELEVATOR INSPECTION: The State Inspector was here last week to inspect the elevators. We are awaiting the results. Several owners reported that the south elevator did not sound normal, and that it had a hesitant jump, after a recent power outage.

POWER OUTAGES: Residents reported that multiple, short power outages have been experienced lately.

RETAINING WALL GAPS: There are gaps in the retaining wall corners of our parking lot. Two years ago these gaps were measured, with intentions to compare measurements the following year(s) to determine the rate of movement. Unfortunately, those measurements were not retained by Pasco, and so we have no comparison data. Engineering Solutions will look at the walls. It is reported that the repair could cost \$100,000.

DRIVEWAY REPAIRS: The Board/Walden will seek quotes for repairs to driveway.

UTILITIES: R. Neubig reported that utilities costs are high, and discussed how to reduce costs. Electricity costs for keeping all common-area lights on at all hours, and our high water use, were particular points of concern. Proposed solutions include placing motion-detection triggers for hallway lights at night, and shutting off our exterior sprinkler system.

One suggestion by an owner was to raise the temperature of the air-conditioning above it's current setting of 74 degrees. It was also noted that the top floors are quite a bit warmer than the first floor.

Another suggestion was to remove half the light bulbs.

TREASURY REPORT by Terry Brennan.
Attendees received the following handout:

TREASURER'S REPORT JULY 28, 2025

JUNE 30, 2025

Operating Cash \$129,789

Reserve Cash \$167,930

Adjustments to occur in July

Move \$100,000 from operating to reserve (assessment payments received in June)

Move \$13,000 from reserve to operating (part of September assessments)

Move \$13,740 from operating expense to reserve expense (Soffit painting)

Move \$7,238 from operating expense to reserve expense (Lighting upgrades)

After adjustments: Operating cash \$63,767; Reserve cash \$233,952

Anticipated reserve expenditures:

Driveway repairs.	\$15,000
Bylaws	11,000
Reserve study	6,000
Fire Sprinklers	25,000
South Elevator	90,000
TOTAL.	\$147,000

Expenses YTD are in line except for timing differences and the continuing inadequate budget for utilities

Note: Each month \$5,000 is transferred to Reserve Cash from the co-owners monthly allocations to keep the Reserve at a level to cover unexpected major expenses. Also, there will be a final special assessment in April 2026 (\$100,000) to help cover gutter replacement and other major projects.

Utility costs

\$18,450 for Q1 and Q2 2025

Electric \$6,572.32. Gas \$5,332.45. Telephone \$2,832.97. Water \$3,713.09

(End of Terry's handout)

Treasurer Brennan pointed out that our gas costs are up by \$1,000. There is a \$1,200 difference in utilities year to year.

Terry confirmed that the assessment money is in the Reserves. In Oct. the Board will assess if our HOA fees are enough, in relation to future works. A Reserve Study will guide decisions made.

BYLAWS: John Entenman reported on progress being made with changes guided by the law firm Makower Abbate Guerra Wegner Vollmer (MAGWV). This is a significant undertaking, and must be updated for legality. The first response of this process from the law firm was on July 28, 2025.

We have TWO sets of bylaws: Corporate and Association. These bylaws are 40 years old. Combining these two into one document must be made to move forward.

1. Articles of Incorporation
2. Master Deed
3. House Rules

R. Neubig would like to take a survey of owner's opinions. The Board will make final decisions. The goal is to have new legal documents by October.

An owner asked why the Board will take a survey, and not a vote of owners.

Pres. Neubig answered that at present, the bylaws support the Board making the final decision.

[Post-meeting note: 1: the issue of pets is now included in an amendment to the bylaws,
2: house rules also require a 2/3 vote of owners for changes.]

J. Entenman shared that MAGWV believes that having 5 board members in an 18-unit building is not effective, and suggested that we reduce our board to 3 members.

T. Brennan offered his opposing opinion that 5 board members is more desirable, and gave an example that with a 3 member board there is potential for 2 people to bond together and therefore control all decisions.

LANDSCAPE COMMITTEE: Laura Liebler gave a landscaping report.

DEAD YEWS: no date set for removal, although a company has been hired to do so.

RETAINING WALL WEEDS Previously a vinegar solution was used to treat the weeds but it was not effective in killing roots. In the works are plans to treat with an herbicide.

ENTRY GARDENS. Some owners would like the Landscaping Committee to return to planting annuals for color. Concerns over contractors running over/ruining the beds was brought up. R. Neubig suggested a subcommittee be formed to plant and maintain annuals. Some owners would like to see the previous bans on plants and colors of plants removed. Owners asked that each stack might control the plants and their views.

L. Liebler proposed that better results would be reached by hiring weekly help. The budget must be increased, and to reduce costs the mowing might be eliminated.

Meanwhile the West edge invasive vines were sprayed to eradicate, and a repeat of spraying will be done in September.

The Basswood (American Linden) tree is diseased with a fungal leaf spot, which might not be fatal. Concern was voiced that the roots of trees positioned such as this could affect our foundation.

Another concern is poison ivy on the property.

Also, the cherry picker brought in by the gutter repair company did break some paving stones on the southeast side, and the machinery also left areas of grass dug up. This was not the fault of the repair company, but rather a potential negative impact which was expected due to the equipment required.

GARBAGE SMELLS: Multiple reports of bad smells during days with high heat have led to the board and Walden looking into two pick-ups per week by the city. This will only be implemented during the hottest months, and will raise costs due to the extra city pick-up, and for the work needed to move and return the bins to the street. Suggestions for the future include installing a lid which covers most of the trash dumpster while the chute is employed, and cleaning the chute and trash room with probiotics.

HOUSE RULES SURVEYS

Dianne Widzinski asked about upcoming surveys that would highlight owner's stances on deck grilling and pet ownership, asking that after such a vote that a ban be enforced on voting again on those same subjects for a set number of years: such as 5 years, 7 years, or 10 years.

A counter-point was raised that new owners have joined the building since that last vote on these two issues was made.

Pres. Neubig and T. Brennan reported that Ann Arbor laws do not allow charcoal or large propane tanks on decks for grilling. Small, camp stove sized propane tanks and electric grills are allowed by the city. A survey would determine if owners would like to use electric or small-tank grills on their patios.

The meeting was adjourned at 8:40.

