

Final 9/15/21

UNIVERSITY COMMONS ASSOCIATION

RESIDENTS MEETING: SUMMARY

THURSDAY, SEPTEMBER 9, 2021

WELCOME

Bob Kelch called the meeting to order at 5:00 PM in the Recital Hall. He welcomed residents attending in person as well as those participating online. Michael Nolte served as the AV master for the meeting.

Bob introduced and welcomed new residents: Barbara Sugerman, Carolyn Cardoza, Ellen Kaufman and Dalia Strasius.

BUILDING AND GROUNDS UPDATE

Carol McDonnell discussed a number of ongoing and upcoming projects which fall under the purview of Building and Grounds. We have asked Kramer-Triad to provide at least part time help for Mark while they seek a full-time replacement for Matt. Almost all dryer vents have been cleaned, but several need to have booster fans repaired or replaced and are asked to provide proof of completed service to the office. Shingle roof replacement on TownHomes and Villas is nearly complete and new 6" gutters and downspouts are being installed. A&H Landscaping is scheduled to replace one tree and several plants. Oriental Bittersweet will need attention again once we are able to contact the service provider we used last year. Crabapple trees will be treated again. Outside window cleaning will take place in the late fall. Electric Vehicle Charging Stations have been installed in Woodbridge garage; we are waiting for the fobs which will allow individuals to be billed for EVCS use.

Next year's contract with Serene Landscaping will be adjusted to incorporate additional time for bed maintenance. The weeds were prolific this year and Serene was not able to provide enough manpower to take care of the problem. Carol will help organize resident volunteers for a few days of pulling invasive species: it'll be outdoor exercise, fun with your neighbors, and valuable community beautification.

Many inappropriate, hazardous and breakable items continue to be thrown down the trash chutes in Woodbridge. Mark provided an alarming display of things retrieved in just the past three weeks, including but not limited to: glassware, paint, a teapot, champagne bottle, trays, and a five gallon bucket. Although there are clearly posted signs, they are evidently being ignored, perhaps by non-residents such as caregivers, contractors or family members when they empty out a unit. Residents are asked to make sure these people understand the rules and be mindful of their own use of the chutes and trash room.

COMMITTEE ACTIVITIES UPDATE

Gladys Knoll provided an overview of several UC committee projects. The Art Committee has added a display in the entrance stairwell of delightful new gourd creations by Bob Kelch. New exhibits will be hung shortly in the Woodbridge hallways featuring marvelous color creations by UC residents. Wellness Committee has scheduled a flu shot clinic for October, but cannot arrange a Covid booster clinic because of vaccine refrigeration requirements. Social Committee has successful Common Time gatherings underway. Dining Committee is now offering in-person dining and improved online registration is available. Gladys will give a 5:00 PM lecture on the History of Frankenmuth; sign-up is in the mailroom for her bus tour of Frankenmuth where she knows the best off-the-beaten-path spots.

FINANCIAL STATUS AND PRELIMINARY 2022 BUDGET

Michael Nolte presented estimates of our Reserve Fund status from 2021 to 2026, including anticipated expenses and funding. Expenses in 2021 have been substantial and resident monthly fees were not increased. It is necessary to replenish the Reserve Fund and to accumulate sufficient savings to cover Woodbridge/Houghton shingle roof replacement by 2024. Michael offered a draft calculation of monthly fees for each type of unit in 2022, as well as a projection of increases based on inflation up to 2027. Although ATT charges will decrease once fiberoptic service begins in March, 2022, residents are reminded the service will only include high speed internet and phone; any TV or entertainment package must be arranged and purchased separately by the resident.

PROPOSED COVID-19 REVISED GUIDELINES FOR RESIDENT-SPONSORED MEETINGS

In August, Bob sent out a proposed revision of Covid guidelines which suggested October 1 as the date by which residents could sponsor private events for up to 50 vaccinated guests and we would permit vaccinated non-residents to attend UC activities. Although recent NYT articles presented encouraging data regarding limited infection rates among the vaccinated, there is definitely concern about the delta variant and transmissibility. Following a lively discussion, the decision was reached to continue our current safety protocols and review the situation at the October Board meeting, tentatively looking at November 1 to revise the guidelines. Residents are asked to provide opinions and input to the Board by the next meeting on October 21.

ADJOURNMENT

Bob adjourned the meeting at 6:25 PM and in-person attendees happily repaired to the Brass Rail for a relaxing social reception with friends and neighbors.

Submitted by Ellen Finch