



The Arboretum News

June 2010

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June Board Meeting

The regular board meeting of the Arboretum Community Association was held June 8, 2010 at the Arboretum Clubhouse. President Mike Gould called the meeting to order. Directors Toby Bronstein, Jim Czekalski, , and Vice President Shirley McGraw were present, as well as Treasurer Tom Kehoe and Secretary Sarah Williams.

The minutes of the last meeting were approved as written.

Treasurer Tom Kehoe reported:

The balances for the end of May were as follows:

- * Operating fund \$46,179.00
- * Long Range Fund \$50,298.00

One half of one semi-annual assessment remains unpaid.

Upcoming Board Meetings

Board Meetings are held on the 2nd Tuesday of each month at the Arboretum Clubhouse at 7:00PM. All Arboretum Community Association members are encouraged to come and make your voice heard.

- * **July - No Board Meeting**
- * August: Tuesday, August 10th
- * September: Tuesday, September 14th



Ribbon Cutting for our New Bridge

President Gould announced that an audit had been completed which reported all was in good order with the treasury.

Committee Reports

- Landscape (Czekalski): Pruning, trimming, rubbish removal are ongoing. The kayak path will be shaped up soon.

Replacement of some of the pond equipment and pump from swimming pool was placed at the water fall.

- CSS (Newett): The \$4000 fine which CSS appealed was reduced to \$2029. This has been paid and settled.
- Building and Grounds (Ahlers): The white bench by the bridge has been moved and placed on a platform built from donated materials.

Some of the club house deck boards will be replaced soon.



Now not only is the Bridge beautiful, it is structurally sound! Thank you board for all your hard work, Especially Shirley McGraw who worked so tirelessly for our interests.

In preparation for the deck party, there will be touch-up painting done.

The white iron deck furniture has been restored by Max McGraw.

- Social (Plant/Walsh): June 12 there will be a bridge dedication party. Please come with a dish to pass. There will be a DJ.

The social committee has received donations of deck furniture which members of the committee have painted and refurbished with cushions and umbrellas.

Members are encouraged to enjoy using the deck.

July 4 parade notice has been sent out. Register your golf carts and bikes! Hot Dogs will be on sale.

- Pool/Spa (Wells/Bausch/Ervin): There continues to be sand in the pool. Please shower first!

Also, do not allow food in the pool and spa (it seems macaroni has been a problem!). When

asked about the amount of macaroni in the pool, Bausch replied, "13."

There was some discussion about using the surveillance cameras for detecting pool problems.

- Caswell Beach Liaison (Hinkhouse): Bob Ahlers reported that the sewer is on schedule.
- Architectural Review Board (Ervin): No action this month.
- Clubhouse Reservations (Plant): No paid reservations for June.
- Clubhouse Manager (Walsh): Decks have been power washed & thr exterminator is expected this month.

Old Business:

- Bridge update (McGraw): The bridge pickets are being painted and should be finished by Saturday.

Lighting is up as well as are the columns.

- President Gould reported that the Town has asked the Planning Board to look at a more aggressive approach to storm water management.

The Town has declared that the Tiny Piney should be maintained by the land owners rather than by the HOA or Town.

- Toby Bronstein reported on the "No Port Southport" movement. This group has been awarded a grant of \$14,300 and actually has received several grants prior to this. State legislature is in the budgeting process. The NC House has stripped the funding for the Port that the Senate had included. Now the budget goes back to the Senate for "reconciliation" procedures.

Bronstein suggested that input from the population would be helpful at this critical juncture. She suggested that those interested could contact the Governor's office, Senator Soles and Representative Frank Iler, along with the leadership of the Senate and the House. (If contact information is needed, Bronstein is available.)

Bronstein who is a lobbyist for this cause was congratulated for her efforts

New Business:

- Vice President McGraw announced that there would be 3 board members elected to fill expiring terms of Bronstein, Czekalski, and Hittinger.

Anyone interested in standing for this election should report to the Board by August 1.

- President Gould announced a meeting June 29 for discussing the Caswell Sewer Asset Distribution. Gould then proceeded to present the following information in an effort to update the HOA on the issue:

* CSS Asset Distribution (6/08/2010)

Introduction

With the upcoming hookup to the Caswell Beach town sewer system, the CSS will cease to operate. Conversion could be as soon as the end of July 2010.

Documentation Available

Deed for the CSS land transferred from the Caswell Partnership to the CSS and registered and recorded by the Register of Deeds for Brunswick County. Dated July 30, 1996

Deed for the Ocean Greens land transferred from the Caswell Partnership which includes a statement that excludes the CSS property from this deed. Dated July 30, 1996.



Cake celebrating our new Bridge, which was provided by the Arboretum Social Committee, & was enjoyed by all at the June 12th Bridge Party

The Articles of Incorporation of Caswell Sewer Service Inc. was filed with the State of NC, Dept of the Secretary of State on June 28, 1996. The Articles of Incorporation of Caswell Sewer Service Inc. is the only document filed with the state of NC. It references the By-Laws of the Association throughout the document as the guiding document in running CSS. Article V of this document which talks of dissolution of CSS. It references the By-Laws of the Association (CSS just because of the land but also because of the 50-50 split with OG of the monies from the town.) in the last sentence.

The By-Laws of Caswell Sewer Service, Inc. state on page 24, after all debt payments, the assets "shall be distributed, transferred and paid over to the Class A members in proportion to the users of the facilities". Class B Members are defined as users of the Association (CSS). The By-Laws have no date, nor are they signed.

The Agreement to Form Non-profit Corporation, July 15, 1996 document

is signed by the three homeowner associations. This document split the net cash payment 50% ARB and 50% OG. The plant land becomes OG Homeowners' property. OG Condominiums get nothing. Two of the signatures on this document may be in dispute as to the persons being in the positions over which they signed. This document has not been notarized or filed with the State of North Carolina.

A special meeting is planned for Arboretum members to discuss alternative approaches on June 29, 2010 at 7:00 pm in the Arboretum clubhouse.

There being no further business, the meeting was adjourned.

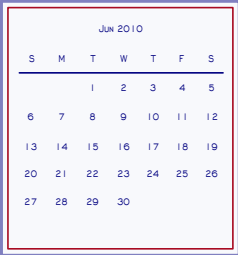





Respectfully submitted,
Sarah Williams, secretary

JUNE 2010

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 to all our Arboretum Dad's!


JULY 2010

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					<p>8:30 AM - 11:00 AM Water Aerobics</p> <p>12:30 PM - 4:30 PM CRAFT DAY - BRING YOUR OWN TO WORK ON!</p>	
4	5	6	7	8	9	10
<p>Caswell Dunes 4TH OF JULY GOLF CART PARADE 10:30AM \$4 Lunch at noon Clubhouse</p> <p>Independence</p>	 <p>8:30 AM - 11:00 AM Water Aerobics</p> <p>4:00 PM - 7:00 PM Caswell Sewer Mtg.</p>	 <p>9:00 AM - 12:00 PM BLANKETS WITH LOVE</p>	<p>8:30 AM - 11:00 AM Water Aerobics</p> <p>3:00 PM - 5:00 PM PM BRIDGE CLUB</p> <p>7:00 PM - 10:00 PM MAH JONGG CLUB</p>	<p>7:30 AM Clubhouse Cleaning</p> <p>11:00 AM -12:30 PM SOCIAL COMMITTEE MEETING</p>	<p>8:30 AM - 11:00 AM Water Aerobics</p> <p>12:30 PM - 4:30 PM CRAFT DAY - BRING YOUR OWN TO WORK ON!</p>	
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	 <p>8:30 AM - 11:00 AM Water Aerobics</p>		<p>8:30 AM - 11:00 AM Water Aerobics</p> <p>3:00 PM - 5:00 PM BRIDGE CLUB</p> <p>7:00 PM - 10:00 PM MAH JONGG CLUB</p>	 <p>7:30 AM Clubhouse Cleaning</p>																																																																																													



**The Arboretum Association
122 Flowering Bridge Path
Caswell Beach, NC 28465**

Visit the Arboretum website soon!

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