



The Arboretum News

November 2010

www.ArboretumHOA.org

1

November Annual Meeting

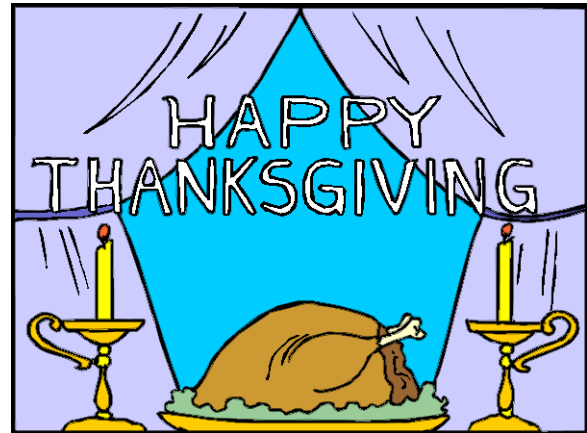
The annual meeting of the Arboretum Community Association was held November 6, 2010, at the Arboretum Clubhouse. President Mike Gould called the meeting to order. Directors Bob Hittinger, Jim Czekalski, Toby Bronstein, and Vice President Shirley McGraw were present, as well as Treasurer Tom Kehoe and Secretary Sarah Williams.

The minutes of the last annual meeting were approved as written.

Pat Wells implemented the Roll Call. There being no nominations from the floor, the vote was closed; and the counters left to tally the results.

At this time the president presented his report for 2010:

During 2010, the ACA Board of Directors has had a busy year starting off with the completion of the superstructure of the entrance-way bridge. Shirley McGraw was the project manager and did a superb job of



keeping the project on budget and completed in a timely manner. We also had help from Max McGraw and Jim Plant in getting the electrical portion completed.

Bob Ahlers and his band of merry Building and Grounds crew (Bob & Anh Baginski, Jack Cowling, David Hardy, Walt Hitchuk, Bob Hittinger, Jerry Johnson, Bill Loyd, Max McGraw, Jim Plant, Jack Smidlein, and Gifford Stack) have done a great job in getting our neighborhood repairs and maintenance up to date at a very favorable cost, materials only. Max McGraw coordinated volunteers to get the trim on front of the clubhouse painted.

The Board presented to the homeowners the status of the CSS asset dissolution and held a meeting with the boards of OGHOA and OGC to try to reach a reasonable solution. This item is yet to be resolved. Appraisal fees for the land under the treatment plant could range from \$2,000 to \$3,000. If the resolution requires litigation, the cost could range from \$50,000 to \$60,000 or more. The money would have to come from the money paid by the town of Caswell Beach for the collection system or a special assessment. Jerry

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.

- * *December: Tuesday, December 14th*
- * *January: Tuesday, January 11th*
- * *February: Tuesday, February 8th*

Johnson has been an intermediary in trying to get the homeowners associations to look at an agreement that would allow OGHOA possession of the land for recreational purposes only and with the provision that, if the land is ever sold or developed, all three homeowner associations would share in the proceeds based on the CSS By-Laws. These by-laws specify that CSS assets be divided proportionally based on the number of users (Class B Members) in each homeowners association. The ACA Board believes this proposal has merit.

We will miss Howard Newett as a valued member of our neighborhood and friend. His contribution in serving as president of CSS was much appreciated. Jerry Johnson is the new CSS President. Leonard Leal has volunteered to become the second ACA member of the CSS Board. Thank you to both to Jerry Johnson and Leonard.

The Board also approved the creation of a mini-complex to enhance the usage and value of the Arboretums assets. The complex includes tennis, paddle ball, and a half court basketball courts. Shirley McGraw was the supervisor over the project completion.

As in past years, all of the committees have provided valuable time to make this neighborhood a great place to live for all of us. We give special thanks to all of the committee chairmen. We also thank all of the volunteers that carry out the special assignments. I want to thank the Board of Directors for all their work and guidance.

At this point, Gould gave special recognition to the Board members:

- * Toby Bronstein for her different viewpoint and ability to see other aspects of a problem,
- * Shirley McGraw for her generous donation

of time spent on different projects and her expertise at attention to details;

- * Bob Hittinger for his supervision of security, sound advice and support;
- * Jim Czekalski for his oversight of the landscaping; for always being available as a voice of reason; and for his working with Glenn Willis in designing the bridge.

There followed a discussion of the multi sports complex. This was accomplished within the budget and there seems to be an increase in the usage of this area.

Various members of the HOA were recognized for their participation in the running of the Arboretum.

- * Treasurer – Tom Kehoe
- * Long range planning – John Wall
- * Social – Bo Plant and Karen Walsh and committee members (Deborah Ahlers, Jeanne Campbell, Becky Clarke, Helen Czekalski, Alice Ervin, Karen Gould, Lillian Hittinger, Shirley McGraw, Inez Wall, and Sarah Williams)
- * Reservations – Bo Plant
- * Pool/Spa – Pat Wells, Frank Bausch, Jay Ervin
- * Caswell Beach Liaison – Jim Hinkhouse and Deborah Ahlers
- * Architectural Review Board – Jay Ervin and committee members (Marti Hardy, Walt Hitchuk, Mike Reaves, and Sarah Williams)
- * Clubhouse Manager – Rick Walsh
- * Security – Bob Hittinger, John Wall, and Shirley McGraw
- * Sunshine – Pat Wells and Sally Newitt
- * CSS – Jerry Johnson (newly elected President)

- * Webmaster/Newsletter Editor – Alice Ervin
- * Insurance overseer – Jay Ervin
- * Red Book – Bill Lloyd
- * Telephone – Barbara Domen
- * Caswell Plantation – Russ Barlowe

If any volunteer has been left out of our list, please know this was an oversight and not done deliberately. We couldn't do what we do without the help of every one of our volunteers!

Sally Newitt expressed appreciation for the many condolences received and also for the valuable work of the Board.

Tom Kehoe presented the annual treasury report.

- * Operating Balance \$64,600
- * Long Range fund \$48,900

There are no past due assessments.

There are no unusual changes in 2011 budget except for increasing the legal fund from \$500 to \$5,000. The treasury is in good shape for 2011.

At this point in the meeting, Shirley McGraw announced the results of the vote. The following people were elected: Jim Czekalski, Bob Hittinger, and Alice Ervin.

John Wall reported a long-range plan for updating the security system software.

There is also a plan to broaden the web site.

At this point, Rob Serra requested that the trees surrounding the tennis court be trimmed or removed because all the pine straw makes the courts unsafe.

Karen Harvey asked that the Board ask for more input when considering a change in an amenity. Gould replied that the proposal was presented at a meeting and then the Board asked the neighborhood for input via the Arboretum Googlegroups. He stated that the Board would continue to operate electronically for input.

Jerry Johnson agreed that the trees around the court should be removed, as did Anh Pham-Baginski.

Rita Bradt requested that drivers observe both stop signs and speed limit.

Mary Bausch asked that Greenman trim around the entire clubhouse.






The meeting was then adjourned.

Respectfully submitted,
Sarah Williams - secretary

WE WISH ALL
ARBORETUM MEMBERS
A SAFE & HAPPY
THANKSGIVING!




NOVEMBER 2010

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30	<p>8:30 AM - 9:30 AM Water Aerobics First Session</p> <p>9:45 AM - 10:45 AM Water Aerobics Second Session</p> <p>5:30 PM - 6:30 PM Water Aerobics with L. Serra - \$5 each session</p>					



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

Visit the Arboretum
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