



The Arboretum News

August 2011

www.ArboretumHOA.org

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August Board Meeting

The meeting was called to order by President Mike Gould at 7:00 p.m.

Board members present: Alice Ervin, Bob Hittinger, Jim Czekalski, and Mike Gould. Shirley McGraw was absent.

Bob Hittinger moved that the minutes of the last meeting be approved as submitted; Jim Czekalski seconded and it was passed.

Treasurer Tom Kehoe reported a balance in the Operating Fund of \$38,520 and the Capital Items Fund of \$86,931. Expenses for the month of July include \$270 for landscaping supplies for the kayak path, and \$463 for a cabinet and wireless router for club house security upgrade. The rate for electricity for the street lights was increased by \$18.28/month—about 4.5% increase. Twenty-four lot owners have not paid their dues. The CSS checks were mailed out on Monday, August 8th.

- **Landscape:** Mulching was done at the kayak path. Green Man concentrated on the front entrance area this month.
- **Caswell Sewer Service:** Jerry Johnson stated that CSS was officially dissolved on August 2nd, 2011. Mike Gould thanked Jerry for being the primary contact on CSS as both Treasurer and President during this changeover to town ownership.
- **Building and Grounds:** Jack Cowling asked that owners send him an e-mail if street lights are out so he can notify the electric company (cowlingj@earthlink.net). Bob Ahlers is installing rain gauges on the irrigation system.
- **Social:** Karen Walsh reported that the next event would be Oktoberfest on September 24th.
- **Pool/Spa:** Frank Bausch reported that there was another pool heater failure last month and quick action by Rob Clarke prevented pool closure. This was the heater's third failure in 5 months. He requested that a new heater be included in next year's budget—a \$3-5K item. There is a need to also replace the bleeder valve/pressure gauge. Frank requested also that the board consider a separate water line and a 2" water meter for the pool.
- **Caswell Beach Liaison:** Marti Hardy reported that there were minor problems with the pump station. The town is still not prepared to state what the assessment amount will be. At the next meeting they will be discussing a solution for the beach holes and tents left on the beach. They will also be discussing the storm water problem at Pinehurst and

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.

- * September: Tuesday September 13th
- * October: Tuesday, October 11th
- * November Annual Meeting

SATURDAY, NOVEMBER 5TH AT 11AM
BBQ LUNCHEON FOLLOWING

Greenway. The Bike Path Committee has not completed its review for submission to the Town Council.

- **Architectural Review Board:** In Jay Ervin's absence, Marti Hardy reported no requests in the past month.
- **Clubhouse Reservations:** For Bo Plant, Rich Walsh reported that there were no new requests for reservations.
- **Clubhouse Manager:** Nothing new to report. Marti Hardy asked about repairs to the garbage disposer. Rick said it would be addressed.
- **Security:** Bob Hittinger reported that the new system was on order and should be installed September 12th. Installation should take three days. In addition to replacing the old card readers, readers will be installed at the new door and at the tennis court gate. All lot owners will have to turn in their old cards in order to get new cards. Times to do this will be announced. With the new system there will be an option to obtain a second card for \$10.

Old Business

- **Nominations for Board Members:** Please submit names of anyone interested in running for office to one of the Nomination Committee—Bob Hittinger, Jack Cowling, Pat Wells, or John Wall. The cut off date for nominations is September 1st.
- **Budget Meetings** were held in late July-August. John Wall will be preparing a long-range budget plan on which the Board will vote at the September 13th HOA meeting.
- **Caswell Sewer Service Monies Distribution.** The checks have been mailed and many have already been received. Mike Gould thanked Tom Kehoe and Jean Catanzaro for writing

and all of the checks. The land underneath the old treatment plan has been deeded as of August 2nd with a "right of reverter" so that if Ocean Greens uses the property for anything for other than recreational purposes for Ocean Greens, then 46.8% of that property comes back to our ownership.

Alice moved that Capital Items unused fund balances be transferred, specifically \$13,727 from Pinehurst Road Reserve to the Arboretum Road Reserve; and \$12,300 from the Tennis Reserve to \$3,000 to Storm Recovery Reserve and \$9,300 to All Other. Both the \$13,727 and the \$12,300 were unused monies after projects were completed. Bob Hittinger seconded and it was passed.






- Recently, the Board requested that Rich Walsh chair a committee of volunteers to assess the needs for upgrading the inside of the Club House and provide a comprehensive long-range plan. As the monies for all of these items is not available at this time, these items will be put into long-range budgets. This committee has finished its review and presented the results: the walls and ceiling to be repainted; the brick fireplace and fireplace wall to be painted a slightly darker shade; new lighting to be installed; new upholstery fabric and pillows for furniture; a cabinet to be installed in front of the unused fireplace to hold the TV and other AV equipment; the rug to be replaced. The Board will discuss these changes and decide which can be done now and which would have to be budgeted.

Rich Walsh and his committee will leave all paint and upholstery samples available for two weeks so owners may see them.

Jim Czekalski moved that the meeting be adjourned. Alice seconded it and it passed.

Submitted by
Jeanne Campbell

AUGUST 2011

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SEPTEMBER 2011

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OCTOBER 2011

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