

Arboretum Community Association
Homeowners Meeting
Tuesday, February 9, 2016
Arboretum Clubhouse - 7 PM

MINUTES

President Bob Hittinger (hereafter referred to as BobH) called the meeting to order at 7:00 p.m. Board members present: Bob Baginski (hereafter referred to as BobB), Jeanne Campbell, BobH, Sharon Remaly, and E Gifford Stack. Board members absent: None. Also in attendance were nine ACA residents.

Bob asked for a motion to approve the January 12 meeting minutes. Sharon so moved, BobB seconded, and the motion passed unanimously.

Treasurer's Report

Tom Kehoe stated the operating fund balance at the end of January is \$65,798 and the capital fund balance is \$96,722. He said 20 owners have not paid their dues, payable by Monday, February 15, 2016.

Committee Reports

Beautification - E. Gifford reported for Becky Clarke that at this time there is no report.

Social - Sharon stated the Soup and Salad party on Saturday was a great success with 48 residents and guests attending. She gave special thanks to Anh Pham-Baginski and Peter Koch for providing their homemade bread and rolls. The next social event is March 19 - A Taste of Italy.

Clubhouse Manager - Rich Walsh said he will soon schedule carpet cleaning, necessitating closure of the Clubhouse for some — or all — of one day. Per his email earlier in the week, the pool room heater is back in operation. The ACA Clubhouse passed the Fire Marshall inspection. Following up on the Fire Marshall's recommendation, Rich is ordering a special box containing a door key that will be located adjacent to the building's front door. Rich reported we will need a new cleaning company as Dot Russell, with us for the past 12-plus years, will perform her last cleaning on March 3. Rich already contacted several companies who expressed interest in bidding for the job. Rich stated all companies interviewed must have a Certificate of Liability, showing coverage for Worker's Comp and Liability, and showing the ACA as "additional insureds". This is a relatively new requirement insurance carriers now demand. Sharon suggested Rich contact resident Pat Proctor for cleaning company suggestions. (Jeanne is helping Rich in selecting a new cleaning company.) E. Gifford mentioned the remodeling of the Clubhouse floors and walls is progressing. John Burghoffer will install the ceramic tile at no charge, saving the ACA almost \$2,000. E Gifford expressed his appreciation to John. The tiling work is likely to take place in March.

Landscaping - BobH reported for Jim Czekalski that in the previous 30 days GreenMan has performed normal winter maintenance, including shrub pruning.

Building and Grounds - BobH thanked Jack Cowling for working the last several days pumping water out of the vacant lot on Flowering Bridge Path. Jack reported since last month's meeting the committee: replaced bulbs on our entrance bridge; replaced lightbulbs inside and outside the Clubhouse; oversaw BEMC replacing several bad photo-eyes and bulbs; repaired the pool room door crash bar; lowered the level of the ponds during the recent rainfall; turned off the pond fountains until the water levels return to normal; and met with the manager of the golf course regarding water levels in the Central Drainage Canal and our ponds. (Jack said it was subsequently learned that the golf course had a severely collapsed culvert impacting water flow off the course into the CDC.)

Caswell Beach Liaison - No one to report.

Reservations - BobH said according to Bo Plant there are no paid reservations for February.

Architectural Review - Chair Frank Sansone reported the committee closed three cases: tree removal at the Walshes; tree removal at the O'Connells; and a denial for tree removal at the Yahrauses. Frank reported there are five cases still open. A question was raised about the \$2,000 deposit the ACA is holding from the builder of the Clarke's new home. Frank stated no deposit money will be returned until the builder follows through with his promise to repair curbing and lawns damaged during construction.

Caswell Beach Plantation - BobH reported for Frank Bausch that he is appreciative of the letter written to him from the ACA Board. The letter (attached) is a result of the Board's recent meeting with Tom Freeman, president of the Caswell Beach Plantation (and coincidentally, president of Caswell Dunes HOA). The ACA Board strongly disapproves of the accidental pruning of vegetation on CBP property. Furthermore, we are adamant against any further landscaping efforts on CBP property.

Pool and Spa - E Gifford reported for Rob Clarke that there is no report at this time.

Security - BobH reported everything is going well.

Sunshine - E Gifford reported for Sylvia Swanson there was one get well card sent since last month's meeting.

Energy Committee - Jack Drum reported Phase One is complete. Anh and Jack produced a SOP (Standard Operating Procedure) manual for the pump room to aid current and future pool techs. There are several items being tweaked, including pool room temperature, the water temperature of the pool, the pool water blanket, humidity

issues, and the exhaust fan. The committee is still examining other energy saving alternatives.

Old Business

There was no old business.

New Business

There was no new business.

Resident Comments and Questions

Bob Ahlers thanked the Board for their stance on the Caswell Beach Plantation issue.

Adjournment - At 7:49 p.m., Jeanne made a motion to adjourn. It was seconded by Sharon and passed unanimously.

The next ACA homeowners meeting is 7 p.m., Tuesday, March 8, 2016, at the ACA Clubhouse.

(Submitted by E. Gifford Stack, Secretary, ACA BOD)

**Arboretum Community Association
Caswell Beach, North Carolina, 28465**

From: Arboretum Board of Directors

February 02, 2016

Dear Frank,

First let me say thank you for your suggesting that the Arboretum Board of Directors meet with Tom Freeman, president of the Caswell Beach Plantation. Last Friday, January 29, 2016 our entire Board met with Mr. Freeman (and Gary McDaniel, manager of Caswell Dunes HOA) for almost two hours. Mr. Freeman explained in detail his rationale for clearing underbrush from beneath trees on Caswell Dunes property along Pinehurst Drive, as well as accidentally on Caswell Beach Plantation property. We also walked to where CD was currently in the process of removing underbrush from behind the condos on Foxfire Trace.


The ACA Board met on Monday, February 01, 2016 to review the information and proposal set forth at the meeting with Mr. Freeman. Following discussion, the BOD has adopted the following:

"Should any vote be requested, the ACA does not want the CBP property to be cleared, thinned, trimmed, crowned, or touched in any manner or means whatsoever. Furthermore, the ACA is not in favor of CBP providing Caswell Dunes an easement on any CBP property for any reason."

As the ACA's representative on the CBP, we request you convey the position of the Arboretum at any meeting and for any vote on the matter that may occur.

Thank you for your continued work on the CBP and please contact me should you have any questions of the Board.

Sincerely,



Bob Hittinger,
President, ACA BOD

Cc: Bob Baginski, Jeanne Campbell, Sharon Remaly, E. Gifford Stack