

Arboretum Community Association  
Homeowners Meeting  
Tuesday, January 12, 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) BobH, Sharon Remaly, and E Gifford Stack. Board members absent: Jeanne Campbell. Also in attendance were ten ACA residents.

Bob asked for a motion to approve the December 8 meeting minutes. Sharon so moved, BobB seconded, and the motion passed unanimously.

**Treasurer's Report**

Tom Kehoe is out of town and will report at the February meeting.

**Kudos** - BobH expressed his appreciation to Mary and Frank Bausch for all their years of hard work on the Pool Committee. The attendees heartily agreed with a round of applause.

**Committee Reports**

**Beautification** - Becky Clarke reported after the holidays and cold weather, her committee will hold their initial 2016 meeting soon. The committee's immediate goal is to remove selected trees, perform more weeding, and secure certifications from GreenMan.

**Social** - Sharon thanked her committee for their hard work on the Christmas party, decorating throughout the community, and putting up/taking down Clubhouse decorations. Upcoming Social Committee events: February 6 is the Soup and Salad party; and March 19 is the Taste of Italy get-together.

**Clubhouse Manager** - E Gifford reported for Rich Walsh. The Brunswick County Fire Department still needs to perform their annual Clubhouse inspection. The semi-annual carpet cleaning will take place in the coming weeks. Ceiling lights were recently replaced thanks to the help from Jim Plant. The outside deck chairs were recently cleaned and are stored away inside for the winter. Jack Cowling replaced four lower window sashes. Rich and E Gifford met with John Burghoffer to discuss ideas/options for replacing restroom floor tiles. (For 2016, the Board approved new tile and paint for both the ladies' and men's facilities.) Rob Clarke noted the fire extinguisher in the pool areas needs recharging.

**Landscaping** - BobH reported for Jim Czekalski that GreenMan recently cleaned up around the Clubhouse, placed winter plantings on the deck in front of the Clubhouse, and cut back on Lantana and Canna.

**Building and Grounds** - E Gifford reported that Jack shut down the Arboretum's irrigation system, replaced the aforementioned window sashes, repaired the waterfall intake pipe/check valve, and, as mentioned, Jim Plant helped replace Clubhouse lights.

**Caswell Beach Liaison** - Marti Hardy reported the town recently conducted their organizational meeting, electing George Kassler as Mayor Pro Tem. Linda Bethune, our Town Clerk since 1988, is retiring at the end of the month. There is a farewell reception for her on January 29 from 3-5 p.m. Construction of the new public services building is on-going and could be finished sometime this summer.

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

**Architectural Review** - Chair Frank Sansone reported the committee approved a request from the Lisnows to remove a tree. A request to remove one oak and one Mimosa from the Yahraus property was denied and an additional tree removal is pending input from a qualified expert. The Clarke's landscape plan was approved. There are also three open cases.

**Caswell Plantation** - Frank Bausch gave an update (and submitted copies of germane emails) on the Plantation's recent activities. There is disagreement on the Plantation Board as to the necessity to thin undergrowth throughout the Plantation area. Frank has asked BobH to invite the Plantation president to meet with the ACA BOD to discuss current issues.

**Pool and Spa** - Rob Clarke reported he and Becky recently cleaned the pool decking and pool room walls. He also purchased a new table, certificate holders, instruction sleeves, bulletin board, and pool basketball. Rob, Peter Koch, Jerry Johnson, Anh Pham-Baginski, and Jack Drum are meeting this Friday to discuss how to tweak the new equipment to optimize the operation. Two new pool techs are definitely joining the team - Peter Koch and Janie Schepker - and another resident may likely join them. Other residents interested in helping out on the team should contact Rob. Mike Reaves, after many years of service on the Pool Team, is stepping down. Rob expressed his gratitude to Mike for all he has done and wanted everyone in the community to thank Mike, offering a big "**Atta Boy.**"

**Security** - The new cameras were installed last week and are working well. The picture quality is far superior to our old system.

**Sunshine** - E Gifford reported for Sylvia Swanson there has been no activity since the last meeting.

**Energy Committee** - Jack Drum reported Phase One is complete. Anh is writing a SOP (Standard Operating Procedure) manual for the pump room to aid current and future pool techs. Under Phase Two, Jack wants to stop the pool room exhaust fan for

30 days to see how the heat-saver system and room humidity are impacted. It was agreed the pool room windows are old and leaking, requiring attention. Jack is acquiring quotes for additional insulation in the pool room ceiling. The committee has a firm quote for a new room heater: \$10,120 from Shoreline. The committee intends to wait for a month or so before requesting the Board approve the proposal. Jerry Johnson is still investigating solar panels to assist in heating the pool water. BobB asked if the committee could present a plan and budget for the Phase Two activities in the next 30-60 days. BobB also thanked Jack for his many, many hours of work on the committee.

### **Old Business**

There was no old business.

### **New Business**

There was no new business.

### **Resident Comments and Questions**

There were no resident comments or questions.

**Adjournment** - At 7:43 p.m., BobB made a motion to adjourn. It was seconded by Sharon and passed unanimously.

The next ACA homeowners meeting is 7:00 p.m., Tuesday, February 9, 2016, at the ACA Clubhouse.

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