

Arboretum Community Association
Homeowners Meeting
Tuesday, June 14, 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 21 residents.

BobH asked for any corrections or additions to the minutes of May 10, 2016. BobB moved to change Dr. McLeod's introduction comments (under Q&A) to: "...owned the lot [number 16] on Alyssum between the Siebolds and Proctors since..." E Gifford seconded and the motion passed unanimously.

Treasurer's Report

Tom Kehoe stated the operating fund balance at the end of May is \$27,106 and the capital fund balance is \$126,248. Expenditures the past month included: the construction deposit for \$2,000 was returned to Martyn and Sue Clarke; the carpets in the Clubhouse were cleaned; and Social Committee deck party expenses were reimbursed. Capital expenditures include a down payment on the new pool room heater, insulation installation in the Clubhouse ceiling, and Clubhouse restroom remodeling expenses.

Committee Reports

Beautification - Becky Clarke announced she is resigning as chair of the committee, but will still assist. She thanked her committee members, noting how hard they all worked. Jim Czekalski, BobH, and she recently rode through the development, noting work that the committee had done, as well as items still needing attention. Questions were asked about GreenMan and what their current contract (that runs through the December) entails. BobH said he would share the contract with the committee. The Board agreed to take all comments under advisement and come back with a suggested path forward. Becky and her fellow committee members were asked to stand and be recognized for their outstanding efforts.

Social - Sharon reported the deck party was a success. The committee is taking a break for the summer. The next event is the Rock and Roll Dinner, October 8.

Clubhouse Manager - E Gifford reported for Rich Walsh. As mentioned the Clubhouse carpet was recently cleaned. Thanks were extended to all who helped with the Clubhouse restrooms remodeling: Rich Walsh, John Burghoffer and his son, John, Jr, the Social Committee, and Jack Cowling. It was noted the Clubhouse needs a new flag. Frank Lisnow said he had one he would like to donate.

Landscaping - BobH read a report from Jim Czekalski stating GreenMan recently removed dead shrubs, sprayed weeds, fertilized grasses, and picked up debris from several islands. Pine straw is on order and should be applied to selected islands within a fortnight.

Building and Grounds - Jack Cowling said that a portion of the front and back Clubhouse decks were pressure washed, removing severe stains. Loose decking boards on our bridge were screwed back into place. A broken irrigation pipe on Alyssum was replaced.

Caswell Beach Liaison - Marti Hardy said the town's new budget was approved and there is no tax increase. Permanent striping on Caswell Beach Road will take place this week. Mayor Deborah Ahlers said the town will remove garbage and recycling bins from Town Hall as the receptacles were being misused, causing odor and unsightliness problems. The new Public Safety building is nearing completion, perhaps in another month and a half.

Reservations - BobH reported for Bo Plant that there are no paid reservations for June.

Architectural Review - Chair Frank Sansone reported on several closed cases the past month: the return of Martyn Clarke's construction deposit; removal of a dead palm tree at Palmetto and Alyssum; a fence in the back yard of the John and Debra Walsh residence; a casement window replacement at the Czekalski home; and a fine for \$1,200 levied against Sean and Candice York for the improper removal of four trees. There are two open cases: Jack and Debbie Drum want to remove trees; and Rob and Linda Serra are also wanting to remove a tree. Frank reported as of today, there are no new cases.

Caswell Beach Plantation - Frank Bausch reminded residents of the upcoming Conservation Committee's initial meeting, Wednesday, June 15, at the Arboretum Clubhouse. Mary Bausch, Marti Hardy, and Russ Barlowe are the ACA residents on the Committee.

Pool and Spa - Rust on the railings and chipped floor paint was again brought to Board's attention. BobH is working with Wilmington Pools to resolve the issue. Today, an outside firm pressure washed the walls and floor, removing mold and mildew.

Security - John Wall stated everything is good with security.

Sunshine - Sylvia Swanson reported that Sarah Williams resigned and Debbie Drum has volunteered to serve on the committee.

Energy Committee - Jack Drum reported the committee is still working on several items: investigating use of solar energy to augment heating the pool water; installation of the pool room heater is still slated for August; the window replacements project is moving forward with Jerry Johnson trying to locate a firm in the immediate area to

receive and install the warranted pool room glass that is manufactured in Ohio; and the pool team needs a heads up on connecting the automated spa brominator in the pump room.

Announcements

BobH made several announcements: he reminded everyone there is no meeting in July - our next meeting is in August; Jerry Johnson is the new chair of the Long Range Planning Committee replacing John Wall (who received a well deserved round of applause); Sarah Williams was thanked for her contribution to the Sunshine Committee; there will be a budget meeting in August to discuss findings of the Long Range Planning Committee; and Sarah Williams has resigned from the Social Committee and Rita Brandt and Becky Clarke are taking a less active role with the group - Sharon thanked all three ladies for their hard work over the years.

Old Business

None.

New Business

1. Sharon stated she is the chair of the 2016 Nominations Committee. Three Board members (BobB, Jeanne, and E Gifford) are at the end of their two-year term October 31. Anyone interested in running for the Board of Directors please contact Sharon, plus she will gladly accept suggested names from ACA members. Per our by-laws, nominations must be received by September 1, along with the candidate's bio/profile.
2. BobH stated our books were audited recently by Dutch O'Connell and everything is in order. BobH thanked Tom Kehoe for his outstanding work as the ACA treasurer.

Resident Comments and Questions

1. Martyn Clarke asked the status of repaving Snap Dragon Court. The road, as well as Mimosa Place, will be done after all the heavy equipment work is completed at the new house being built on Mimosa Place by Tracy and Craig Moore, hopefully sometime in late August or early September.
2. Kathie Lubsen asked about the overgrowth on the emergency exit for the Arboretum located on Chip Baker's property at 698 Alyssum. BobH said the Board will coordinate the appropriate follow up.

(To help provide background on this issue, a section of the minutes from our October 13, 2015 meeting is repeated for everyone's edification. At the time, Bill and Dawn Phillips were the owners of 698 Alyssum.)

Bill Phillips gave an excellent summary of an issue that pops-up every couple of years involving an easement on his property at 698 Alyssum Ave (which is located in Oak Island, not Caswell Beach). This information might be especially helpful to newer ACA residents. Originally, the developer of the Arboretum wanted to make a back entrance to the Arboretum by locating a road adjacent to the property now owned by

the Phillips. The town of Yaupon Beach (now part of Oak Island) rejected the developer's request, stating there would not be a road at this location. Rather, it was to be used for emergency access **for emergency vehicles only** (i.e., fire and rescue) in the event Caswell Beach Road was destroyed. The town went so far as to place posts and a chain to stop vehicular traffic to comply with this ordinance. (Vandals destroyed the original chain/posts and the present ones were installed by the Phillips.) There would be no public or private use of this area. Eventually, it was incorporated into the plat for 698 Alyssum, Oak Island, NC. Unfortunately, a long-ago Arboretum Board mistakenly believed the association owned the land. A legal survey clearly settled the issue: it is private property belonging to the Phillips. The area is an easement to be used in an emergency (see above) situation ONLY. From time-to-time people have driven golf carts and cars across the grassy lawn maintained by the Phillips, thus destroying their property. (Bill circulated a photo taken yesterday showing tire ruts created by someone who drove on the easement, possibly causing damage to the Phillips' lawn.) Bill reiterated it is private property that will never be open to vehicular traffic. Showing he is a good neighbor, he has no problem with people walking or even riding their bike along the easement. (An attendee thanked Bill and Dawn for their kindness in allowing Arboretum residents to use the easement in this manner.) In addition to Bill, the Oak Island Fire Department and Police Department have keys to the lock on the chain. BobH thanked Bill for giving this timely update.

Adjournment - At 8:08 p.m., E Gifford made a motion to adjourn. It was seconded by BobB and passed unanimously.

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

(Respectfully submitted by E. Gifford Stack, Secretary, ACA BOD)