

Arboretum Community Association
Homeowners Meeting
Tuesday, September 13, 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, Pat Wells. Board member absent: E Gifford Stack. Also in attendance were 31 residents.

BobH asked for a motion to approve the minutes of August 9, 2016. BobB so moved, Sharon seconded and the motion passed unanimously.

Treasurer's Report

Tom Kehoe stated the operating fund balance at the end of August is \$54,518 and the capital fund balance is \$140,066. Expenditures in August included \$326 for a perpetual wall plaque, and \$1,062 for pine straw. There were no capital item expenditures. We have one outstanding dues payment.

Announcements

BobH announced that the Board has appointed Pat Wells to serve out the remainder of the term held by Jeanne Campbell, who has resigned her seat. BobH thanked Jeanne for her service on the Board and all her time and dedication. He also thanked Janie Schepker for her desire to bring new ideas to the Board. He also gave kudos to Jerry Johnson, who worked so diligently and successfully to get the pool windows replaced under warranty and at no cost to the ACA, and he thanked Jerry and Jack Cowling for framing out and installing the window next to the exterior door.

Much discussion followed about the need to form a committee to again review the Covenants and By-Laws, to look at the language in both which requires ACA Board members to be owners of property in the Arboretum. The sentiment of most speakers was that this concept is out-dated. It was noted that the By-laws for Caswell Dunes, Ocean Greens, and the Preserves all require Board members be owners, so there may be a legal reason for that language. Several people voiced a desire to fast-track this review and try to have a vote at the annual meeting. Others noted that there may also be other aspects that need to be looked at and it may take more time. BobH said that anyone wanting to serve on such a committee should contact him.

Committee Reports

Beautification – No report

Social – Sharon reported the next dinner will be October 22 at 5:30. This was moved from October 8. The theme is “Rock and Roll through the Decades” and the menu will be comfort foods from our pasts. The Committee will host the luncheon at the November 5 Annual Meeting. Christmas party is Dec 10.

Clubhouse Manager-- BobH read a report from Rich Walsh that all is going smoothly. He has asked that Greenman perform various landscaping tasks around the Clubhouse.

Landscaping – BobH read a report from Jim Czekalski that in the past 30 days Greenman has performed regular mowing and has applied fertilizer and turf fungicide. They will apply pre-emergence herbicide and over-seed turf areas in October. Pruning is scheduled for this week, pine straw is being applied to Clubhouse area and islands in the next 2 weeks, and a replacement palm will be planted at the corner of Palmetto and Alyssum.

Building and Grounds – Jack Cowling reported that a leak in the water heater expansion tank was discovered by Jack Drum and was replaced. A change was made to a pipe that should improve water flow to the waterfall at the pond. A damaged irrigation head was replaced. Jim Plant reported that they have a bid for \$12,000 to \$15,000 to replace the decking on the bridge. This is a 2017 budget item. They will get at least another bid. Bob Ahlers asked about timing for paving on Mimosa. Jack said they are waiting for the last of the heavy trucks at the Moore property.

Caswell Beach Liaison – No report

Reservations – Bo Plant reported that there was one reservation for August.

Architectural Review – BobH reported for Frank Sansone the following closed cases this past month: Mr and Mrs Hahn approved for window and door replacement, Mr and Mrs Lubsen approved for replacement of a unit for garage. One open case involves the Craig Moore property. A letter has been sent citing a violation of Article 6, regarding the timeframes for completion of exterior construction.

Caswell Beach Plantation – Frank Bausch reported that the town is planning to relocate part of the walkway over the dunes to align it with the DOT crosswalk markings. DOT will only do one crosswalk area, and they determined its location. He also noted that the trimming and pruning along the left side (going out) of Pinehurst near the exit is on Caswell Dunes property, and not on Plantation property. Frank also reported that the Plantation is looking at curtailing parking on the west side of the crosswalk and expand parking to the east of Pinehurst.

Pool and Spa – Rob Clarke reported that the pool was opened Monday. The spa remains closed for now. The closure for the past weeks was due to a County Health Dept requirement that pool equipment be commercial grade equipment, and some of the equipment that the contractor installed was residential grade. Jack Drum has been working with the contractor and the County and all equipment at issue has been changed out to the County's satisfaction.

Security – BobH reports that all is working well.

Sunshine – BobH read a report from Juliette Sansone that no "new home" visits have been made, but that several greeting cards have been sent.

Energy – In continuing the discussion which began with the Pool Committee report, Rob reported that some energy-saving equipment had to be replaced: the variable speed pump had to be replaced with a single speed, the sand filter was replaced and the salt chlorinator which was installed to get chlorine into the water had to be removed. We will for now go back to disinfecting the pool with chlorine, and will add salt to the pool for the feel of it. The contractor is planning to replace the salt chlorination system with a commercial unit, but we did not want to delay the reopening of the pool by waiting for commercial equipment. None of this should cost the ACA extra. The contractor was required to give us equipment that would pass inspection. At this point the contractor actually owes the ACA a credit until he finishes replacing equipment. Jack Drum noted that the new heater has been shipped, and he

hopes it will be installed next week. Conduit has been run, we still need some bracing in the attic. Shoreline has been issued a permit and they have the responsibility to get the work inspected when finished. The County suggests we need to ensure that we get the pool inspected by Sept 12, 2017. Jerry Johnson said that Jack Drum did a fantastic job dealing with the equipment issues dictated by the County, and the whole focus has been getting the pool open again regardless of the energy issues. Kudos to Jack for all of his work. The Energy Committee will reconvene to see what can be done about the issue of energy-saving equipment. Committee also has solar heating to consider for 2017.

Old Business

Elections for ACA Board – Sharon reported that the slate for Board elections is (in alphabetical order): Bob Baginski, Martyn Clarke and Frank Lisnow. This election is for 3 vacant seats. In reply to a question of why even hold a vote, she noted that additional nominations can be made at the annual meeting.

Presentation on Concrete Channel – Anh Pham Baginski gave a presentation on the history of the concrete channel on Flowering Bridge Path. She made the following major points (see attached Powerpoint slides):

- the concrete channel is owned by the ACA. It is not owned by the Baginskis. The ACA owns not only the roads but also about 10 feet on each side of the road
- as common ground, the concrete channel is the responsibility of the ACA to repair and maintain
- the Baginskis have been cleaning out the channel for the past 10 years
- the stormwater project started with the concrete channel, and funding was set aside for that problem over the past 3 years. Part of the funding was used for the Snapdragon drainage repair in 2015/2016
- a stormwater drainage study was conducted by W K. Dickson for the town in August 2000. The estimated cost to install 18” HDPE pipe, 3 drop inlets, a pump and generator was \$36,000.
- instead, the ACA had the concrete channel and 15” corrugated pipe installed in 2001 at a lower cost (\$12,000 bid, \$17,000 actual)
- a State Stormwater Management Permit for the Arboretum revised in 2002 says that the only runoff conveyance system allowed is a vegetative swale
- the channel was not built the way it should have been and does not work the way it should
- the channel does not have the proper slope so does not drain the way it should

There was much discussion about this topic. Comments included the following:

- we have a problem, we live on an island, need comprehensive plan, engineering survey, we need to address this as a whole and not as individual project
- other owners kept the culvert clear before the Baginskis, the culvert is taking care of water
- the swale works but is not perfect
- if we need to establish a committee to keep the culvert clear, we should
- at last meeting, we agreed we have water problems around the community, the culvert is only one, need to let the Board form a committee to look at all issues
- it was a problem getting the concrete culvert done in the first place
- if this is common property, we need to fix it
- past Board members did the best they could for the community
- there are many areas that have “ditches” that are kept clean by individual owners
- water is going to get worse, there is a difference between pervious and impervious, concrete does not permit water to seep into the ground, a full study will be expensive, we should fix problems as we go
- there is a difference between water on individual properties and common property

New Business

Stormwater Research Committee – BobH noted that BobB and Jack Cowling (and Bob Ahlers in earlier days) have spent many hours and much effort in helping to alleviate water problems within the community. Stormwater control is a very large and long-lasting project, which needs a comprehensive study of all areas and their cost factors. Before any work is done on any stormwater project, residents will be made aware and input will be heard.

BobH announced that the Board has decided to expand the existing group to form a larger ongoing committee to look at all of the areas with stormwater issues. The chair of the Stormwater Research Committee will be BobB, and the Board believes the optimal number of members would be 5. The Board has appointed John Burghoffer and Geoff Lubsen in addition to BobB and Jack Cowling, and anyone who would like to volunteer to be the 5th member should contact either BobB or BobH. Anyone who is aware of issues of flooding anywhere in the community, please email BobH with details. The committee will analyze issues and recommend actions to the Board.

BobB gave information about background and work that was done over the past 3 years. This began with an initial focus of looking at the concrete channel and funding of a total \$6000 was approved over the past 3 years for that purpose. The focus broadened when there were issues with water getting into a car on Snapdragon, broadened again into a long-term, multi-phase project to address other areas with water issues, including the vacant lot on FBP and adjacent properties in the central area of the community. \$3000 of the \$6000 was Board-approved to alleviate drainage issues in pipes running from Snapdragon to the pond. In Sept 2015 the pipe was flushed and filmed by camera. Repairs and cleaning were completed in April 2016. When Bob Ahlers resigned from Building and Grounds, Jack Cowling joined BobB in looking at water issues. They have talked with 20 experts (engineers, surveyors and contractors) representing 11 firms about all of these areas. They asked to have \$20,000 put in the 2017 long-range budget to look at the whole-picture of water in the community. They have gotten estimates of costs for several different suggested ways of addressing the culvert, the recommended one of which is a vegetative swale for \$3500. They are looking at several suggestions for potential solutions to the water in the central area.

Proposed 2017 Budget – Tom Kehoe walked through the salient portions of the proposed 2017 budget, pointing out the differences in electricity costs, savings on propane, water and insurance. We will transfer \$41,400 to capital for next year. Total expense budget will be \$80,320, so with the transfer of \$41,400, our total budget will be \$121,720. Our total income annually is \$121,800 from dues and other minor income. BobB moved that we approve the proposed budget, Sharon seconded, and the motion passed unanimously.

BobH announced that the October meeting has been changed to October 4 at 7:00.

Adjournment – At 8:43 p.m., Pat made a motion to adjourn. It was seconded by Sharon and passed unanimously.

The next ACA homeowners meeting is 7 p.m., Tuesday, October 4, 2016, at the ACA Clubhouse.

(Respectfully submitted by Sharon Remaly, Acting Secretary, ACA BOD)