

Arboretum Community Association
Homeowners Meeting
Tuesday, August 8, 2017
Arboretum Clubhouse – 7 PM

MINUTES

President Bob Hittinger called the meeting to order at 7:00 p.m. Board members present: Frank Lisnow, Jim Plant and Sharon Remaly. Board member absent: Marty Clarke. Also in attendance were 19 residents.

Approval of Minutes

Frank moved to accept the minutes of the June 13 Homeowners' meeting and the minutes of the special HOA meeting about bridge repairs on June 26. Jim seconded the motion and it passed unanimously.

Treasurer's Report

Tom Kehoe reported that as of the end of July, the Operating Fund balance was \$40,080. The Capital Items Fund balance was \$165,667. This number includes 37,667 for roads and 34,300 for bridge repairs. Payment was made to Pacula Builders for \$10,200 for preliminary bridge work. In terms of dues, 64 have been paid, 37 are open. Regarding the special assessment, due September 1, 60 have paid, 41 are open. Tom asked about a bill from Go-Daddy, which is our website hosting service. Jim Plant explained that this pertains to a feature called SiteLock, which scans for potential security-related issues, and helps prevent hacking.

Committee Reports

Long-range Planning – Jerry Johnson is heading this effort again this year, with Jack Cowling, Jack Drum, Mike Reaves and Mike Heilman. Jerry submitted a report saying that the committee is looking at capital reserve areas that can be postponed until 2019, to free up the reserve money needed to supplement the special assessment to repair the bridge.

Beautification – Karen Walsh submitted a report that the committee will meet later this month and will continue planting when the weather is cooler. She expressed thanks to Bo Plant for donating plants, and to Building and Grounds for trimming, and is concerned that Greenman is not trimming properly or controlling weeds.

Social – Sharon reported that the Arboretum hosted the golf cart and bicycle parade on July 1, which was well attended. The next activity will be a rock and roll party on the evening of September 16.

Clubhouse Manager – No report.

Landscaping - Bob Hittinger read a report that Greenman has done normal mowing of common areas and sprayed to suppress weeds. In next 30 to 60 days, they will continue mowing, spraying and pulling weeds, trim shrubs and do fall pruning. Given the comment from the Beautification Committee, Bob will send an email asking that Karen and Jim Czekalski get together.

Building and Grounds – Jack Cowling reported that he and Mike Heilman have continued with irrigation repair, pruning islands and trimming, and replacing underground electrical cable because of arcing. Frank Lisnow thanked Jack and Mike and others who help on B&G for all the hard work they

do for the community. Jim Plant noted that someone has put a lot of tree trimmings on common ground by the tennis courts. The town picks up yard waste twice per year. Residents are responsible for removal of yard waste at times other than that and should not put these items on common grounds. Jim noted that the paving of Mimosa and Snap Dragon was delayed by weather, and then by a prior scheduling commitment by the paving company for a school. We hope to have this finished soon.

Caswell Beach Liaison – Deborah Ahlers discussed “Vial of Life” packets available from the town. These contain stickers and medical information forms. Labels are put on exterior doors to alert first responders that the forms with vital medical information are posted to the refrigerator door. Residents can pick up packets at Town Hall. Information is on the town’s website.

Reservations – Bo Plant reported there were no paid reservations for August.

Architectural Review – Frank Sansone reported that the ARC acted on the following requests:
Ms. Pam Sanders, 203 Narcissus Mews, request to remove a locust tree was approved.
Mr. and Mrs. Buddy Berry, 208 Narcissus, request to paint exterior of house was approved.
Mr. and Mrs. Jim Moses, 206 Narcissus, request was approved to remove tree that was split by a storm.
Mr. and Mrs Paul Alvey, 706 Alyssum, approval granted to relocate existing outdoor shower.
Ms. Kathy Googins, 121 Flowering Bridge, request to remove diseased tree. Ms. Googins was advised of policy that requires written certification of disease by a professional.

Caswell Beach Plantation – Frank Bausch reported that the town will hire a contractor to decide if the tree on CBP property can come down.

Pool and Spa – Jim read a note from Janie Schepker. The pool team has been vacuuming the pool almost daily for sand. Residents are asked to please shower before entering the pool.

Security – George Czerw reported no security incidents.

Sunshine – No report.

Energy – Committee chair Jerry Johnson sent a final report stating that the committee has concluded its work, He thanked the following committee members for their dedication and efforts:

Jack Drum	Anh Baginski - resigned
Jack Cowling	Mike Heilman – joined in 2017
Mike Reaves	

Jerry noted that the committee had been asked to identify and implement changes that would result in cost savings for the Arboretum. To this point they have not had enough time to totally quantify the actual savings but feel that all the changes made will result in savings. He listed the major changes implemented:

- New motors and pumps in the pool pump room.
- New heater in the pool room.
- Blown in insulation in all clubhouse ceilings.
- Installation of 12 new thermopane windows in the pool room for only the cost of installation.
- Vented air from pool room to pump room to stop using air conditioned air from the clubhouse..
- Added solar panels to the roof to heat the pool water.

Bob commended the committee for a fantastic job, which involved a huge amount of time and work.

Stormwater Research – No report.

Old Business –

Board Nominations – Frank Lisnow reported that the nominating committee has received several expressions of interest for the two positions which will be opening up – Bob and Sharon’s terms are ending. He has sent out an e:mail asking for interest, and will send out a follow-up email shortly, asking for commitments and bios by September 1.

Bridge Repair - See minutes from HOA meetings on May 9, June 13 and June 26 for full details of the background of this project.

Jim Plant reported the following information:

Earlier it appeared that the pilings would not need to be replaced. However, when the last girders were removed from the bridge, it was clear that the pilings also had rot. It was determined that additional support would be needed. The approved solution was to drive new pilings, 7 on each side, beside the existing pilings. The engineer has signed off on this action, and work has begun. The additional cost of \$10,400 will be taken from reserves. Completion is anticipated within a month. Once the structural work and decking are complete, the existing walkway railings will be attached.

New Business –

Safety Issues – Frank noted that fishing is not permitted in our ponds, but a resident has asked if that issue could be revisited for youngsters. Issues noted were the danger to and from alligators, and that it would be problematic if fishing line got caught in the fountains. Jamie Almond and Frank will develop the issue for BOD consideration.

Sharon noted other safety concerns, asking all to remind visitors that it is dangerous to walk on the golf course after dusk because of gators, that youngsters under the age of 16 in the pool are supposed to be accompanied by an adult, and to be careful of rip currents. She also reminded everyone that we have a defibrillator mounted to the wall outside of the kitchen, with thanks to Bob Ahlers for his research.

Questions and Comments –

Mike Heilman noted that the equipment at the bridge is tearing up the grass, and asked if Pacula Builders would be responsible for restoring the area to original condition when the bridge is finished. Jim took this as an action item. Mike also asked if the grassy area by the tennis courts could become a community garden. The Board earlier had voted to disapprove a similar request but is open to revisiting the issue. If anyone is interested, contact Mike. He also asked if a group membership price could be negotiated with the Golf Course to use their pool. Jim will check with Steve Isley. Mary Lou Green asked that we remind visitors that golf carts should yield to vehicles.

Adjournment – At 7:40 p.m., a motion to adjourn was made by Frank, seconded by Jim, and approved unanimously.

(Respectfully Submitted by Sharon L. Remaly, Secretary, ACA BOD)