

Arboretum Community Association
Homeowners Meeting
Tuesday, April 10, 2017
Arboretum Clubhouse – 7 PM

MINUTES

President Bob Hittinger called the meeting to order at 7:00 p.m. Board members present: Marty Clarke, Frank Lisnow, Jim Plant and Sharon Remaly. Board members absent: None. Also in attendance were 11 residents.

Approval of Minutes

Marty moved to accept the minutes of the March 14 Homeowners' meeting. The motion was seconded by Frank and passed unanimously.

Treasurer's Report

Tom Kehoe reported that as of the end of March the Operating Fund balance is \$48,829. The Capital Items Fund balance is \$149,461. The largest expenditure during the month was payment of the annual insurance premiums, which totaled \$12,048. Capital expenditures included \$1959 for the defibrillator, and \$2082 for new vegetation and tree work for the islands.

Committee Reports

Beautification – No report.

Social – Sharon said the next event will be the Deck Party on May 20.

Clubhouse Manager – No report.

Landscaping - Bob read a report that GreenMan did normal maintenance of the common areas during the past month, did heavy pruning in the bridge area, and increased mowing frequency. Work in the coming 30 days includes fertilizing, spraying for weeds, shrub planting, and normal maintenance.

Building and Grounds – Jack Cowling reported that B&G has asked the Beautification Committee to turn on irrigation valves on the islands as needed. He also reported that paving and curbing work is upcoming, concrete work first and then paving to begin when the weather is consistently warm, probably within the next month. Jim Plant discussed the bids that were received for replacing the bridge decking, and the Board voted to accept the bid from Tucker Pacula, pending proof of workers comp insurance. Jim will also discuss possible repairs to the walking surface on the bridge. The Board also voted to approve the bid from Danny Sparks to repair the exterior of the clubhouse.

Caswell Beach Liaison – Deborah Ahlers reported that the town is working on the budget, with the County on fire fees, and considering a proposed ordinance which involves the Conservation Zone.

Reservations – Jim reported there are no paid reservation for April.

Architectural Review – Frank Sansone reported that the ARC approved removal of 4 trees at 738 Alyssum (property of Bruce Schell), and also approved a request to replace and expand the driveway at 506 Periwinkle Way (property of Gene Green).

Caswell Beach Plantation – Bob read a report from Frank Bausch that the CBP Directors approved a response to Caswell Dunes regarding their request to remove some vegetation. CBP is also looking at ways to better address the issue of demarcation of property boundaries.

Pool and Spa – Janie Schepker reported that she has cleaned mildew on the walls and around the windows. The Board approved getting a price from the cleaning service to clean the pool room walls and floors once a month. In terms of humidity, it was noted that the large dehumidifier that was in the pool room died and the Energy committee discovered that replacing it would cost \$93,000. Janie will look into the cost of getting dehumidifiers, and also a mat to cover the area of the floor by the shower for now. Bob and Jack Drum and Frank Lisnow met with Wilmington Pools about the floor, ladders and other equipment and are awaiting a reply. Bob will follow up. Jeanne requested Janie look into the temperature of the pool water to ensure it is at 84.

Security – George Czerw reported no security incidents.

Sunshine – No report.

Energy – Jack Drum reported the air heater is working okay, solar issue still pending.

Stormwater Research – John Ferraro reported that the committee is waiting for an engineer to advise them what to put into a request for quotes for engineering services. Graduate students from Dr. Hunt's program looked at the issue on Flowering Bridge and the committee is waiting for information from that program. A discussion followed about replacing a pipe under Mimosa. Building and Grounds will look at that situation and clean out the pipe.

Old Business – As was discussed in the March meeting, the Energy committee recommended that the Board contract with Cape Fear Solar to install solar panels to heat the pool water. The company considered panels on the east versus south roofs. Because using the south roof would involve removal and/or topping of quite a few trees, the cost of which would be around \$10,000, the east roof was deemed the better option by the company. The cost of purchase and installation would be \$17,000, with a payback of less than 4 years. Discussion followed about the appearance of the panels and whether they would be aesthetically pleasing on the front roof. Another concern was voiced that if we put panels on the front roof of the clubhouse, will we also permit them on the front of individual houses. Frank Sansone said the ARC would base any future requests on the aesthetic appearance of proposed installations. Sharon will talk to our insurance agent about coverage.

The Board had asked for community questions, comments, and concerns on this issue. No feedback was received. After additional discussion, the Board voted to adopt the Committee's recommendation.

New Business – Janie asked if the Board would be amenable to allowing a community garden in the grassy area beside the tennis court. The Board will take the issue under advisement.

Adjournment – At 8:07 p.m., a motion to adjourn was approved.

The next regular ACA Homeowners meeting is 7 p.m., Tuesday, May 9, 2016, at the ACA Clubhouse.

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