

Arboretum Community Association
Homeowners Meeting
Tuesday, February 21, 2017
Arboretum Clubhouse – 7 PM

MINUTES

Vice President Frank Lisnow called the meeting to order at 7:00 p.m. Board members present: Marty Clarke, Jim Plant and Sharon Remaly. Board members absent: Bob Hittinger. Also in attendance were 14 residents.

Approval of Minutes

Marty moved to accept the minutes of the January 10 Homeowners' meeting. The motion was seconded by Jim and passed unanimously.

Treasurer's Report

Tom Kehoe reported that as of the end of January, the Operating Fund balance is \$41,092. The Capital Items Fund balance is \$153,602. In addition to normal monthly expenditures, we re-paid a \$2000 construction deposit, paid \$650 to power wash the bridge and clubhouse exterior and \$350 for a new spa cover. We paid Shoreline \$2000 which had been withheld pending insurance reimbursement which was received in the amount of \$2,806. We have 2 outstanding dues payments, which Tom is pursuing.

Committee Reports

Beautification – No report

Social – The next dinner will be Italian Night on March 11. Sharon thanked all of the people who helped make Soup and Salad successful and thanked Frank Sansone for doing the flyers for the Committee.

Clubhouse Manager – No report

Landscaping - There was no report at the meeting. Subsequently, a report was received that GreenMan did normal maintenance of the common areas during the past month, cleaned up debris from the wind storm, pruned, mulched the kayak path, and applied the first pre-emergence weed control. Work in the coming 30 days includes continued pruning and the second weed control application.

Building and Grounds – Frank thanked Jim Plant for arranging the power washing of the bridge and clubhouse. Jack Cowling reported that BEMC did a light audit of exterior lamps and replaced faulty photo eyes and bulbs, the flag at the bridge was replaced and loose deck boards were screwed down. Spring projects include paving Mimosa and Snapdragon, fixing the curbing on Mimosa and repairing irrigation pipes that were damaged at the bridge. Jim Plant reported that he is looking for a second bid for deck replacement on the bridge. Janie Schepker suggested he check with Bridgemasters.

Caswell Beach Liaison – No report.

Reservations – We have one paid reservation for February 25 and the Senior Support dinner is scheduled for March 17.

Architectural Review – Frank Sansone reported that Craig Moore presented a Certificate of Occupancy and his construction bond was returned. The ARC approved removal of a tree on the Ahler property which was dead and considered a danger. There are currently no open cases.

Frank also reported the ARC has made changes to the application forms that residents use to request property modifications. The new forms are on the ACA website. They require some fine-tuning, but are usable now. The ARC also developed a “Quick Guide to ARC Requirements and Homeowner Responsibilities”. The guide is on the ACA website. The ARC requests that residents find the guide and forms on the website and be aware of changes that have been made. Frank Lisnow thanked the ARC for all the work they have done to update procedures. The Board is considering revisions to the fine schedule. A letter will go out to residents explaining the changes once everything is finalized.

Caswell Beach Plantation – Frank Bausch reported no further intrusions on property. He also mentioned the presentation by the Conservation Group several weeks ago and that the Planning Board is writing a proposed ordinance for the Town concerning trimming and cutting vegetation.

Pool and Spa – Janie Schepker said she planned to power wash and bleach the pool area but wants to coordinate that with correction of the peeling of the floor surface. Power washing last year caused the peeling. Bob Hittinger was planning to contact the company that did the floor many years ago, to see if they can offer any recommendations for correcting the problem with the relatively new floor surface. Janie will power wash other areas but not the floor.

There also was a discussion about humidity levels in the pool room. Jack Drum reported that a change to the fan in the pump room is helping, pulling air from the pool room. He is still looking at another possible solution. He has referred the issues with equipment installed by Wilmington Pools to the Board. Frank Lisnow will follow up with Bob Hittinger about the floor and issues with Wilmington Pool. Jack also discussed the loss of water from the pool through bottom drains. A scuba diver came in to check the drains and clean out debris. A motion to pay the diver \$60 passed unanimously. Frank thanked Jack for all of his efforts.

Security – George Czerw said that all is well, but it would be helpful if people using the pool and spa would turn off lights when they leave.

Sunshine – No report

Energy – Jerry Johnson thanked Jack Cowling, Mike Reeves and Mike Heilman for their efforts. The Committee met with Cape Fear Solar, which has submitted a proposal to heat the pool with solar heat. Jerry forwarded that to the Board. The committee recommends the Board approve the proposal. The Board will review the proposal at the next Agenda meeting and bring the issue back to the HOA at the March meeting.

Bylaws – Jim Plant briefly reviewed the proposed revision to the Bylaws that was sent out to the membership. Sharon reported the revision was approved. With 68 votes returned, 61 voted to approve the change, 7 voted against the change. The revision will be notarized and recorded by the County.

In association with that mailing, each member was asked if he/she would approve the use of electronic communications for future issues involving elections, amendments, etc. While our bylaws say that we can communicate with owners via email, NC law says that for us to do that in conjunction with issues concerning voting, the member must agree in writing to electronic notices. There were 71 replies, with

58 accepting electronic communications and 13 who prefer the current method of delivery (hand delivery or US Mail). We have 100 owners, so we will still have to send out 42 notices via paper in future communications. Anyone who wishes to sign up for electronic communications may contact Sharon to do so. (sremaly@ec.rr.com)

Our history is that roughly a third of the membership does not participate in voting on most issues. For instance, looking at election results from November, we had 66 owners voted in the elections. In that election, 23 of 34 non-responders live here full time.

Stormwater Research – No report

Old Business – Chip Baker discussed the easement on his property. The town replaced the chain across the access way. Keys to the lock are held by Chip and by the police and fire departments. The fire department trimmed limbs and drove a fire truck through the easement to ensure that the clearing was adequate. The community expressed appreciation to Chip.

Judy O'Donnell expressed concern about the clearing that was done to the kayak path and that there now is little buffer between her property and the path, because too much vegetation was removed. Comments from the membership included that the path is public access for the community, that the area was overgrown, and contained large amounts of yard debris, perhaps dumped by landscape contractors. Frank asked Judy if it would accommodate her if the Board planted some small trees. Judy agreed that would be helpful. The Board will look into that possibility.

Deborah Ahlers arranged to have the County conduct another class in CPR, since the one this past summer was well-received. Rich Burns will conduct the training on April 3 at 3:00 at Town Hall. Our EMTs will be there as well, and the session will also address ambulance service and other safety issues. The Board thanked Bob Ahlers for the research he did on defibrillators. The Board plans to purchase a device, which will be wall-mounted in the clubhouse.

New Business – Sharon reported that she and Kathie Lubsen are working on the renewal of our insurances, which come due in March.

Jim Plant reported that the Board is looking into the pros and cons of keeping the current AT&T service versus going to TimeWarner, in response to complaints that internet service is slow in the clubhouse. Tom Kehoe noted the main reason for having wifi in the clubhouse is the security system, and that members using wifi in the clubhouse is merely a side benefit. Whatever service is used, it needs to work with the security system. Jim says the security company can work with either AT&T or cable. George noted the system records 24/7, with a daily upload/download of data and images. In response to a concern expressed about reliability, Jim responded that business cable is more reliable than residential cable service.

Adjournment – At 8:12 p.m., Sharon made a motion to adjourn. It was seconded by Marty and passed unanimously.

The next regular ACA Homeowners meeting is 7 p.m., Tuesday, March 14, 2016, at the ACA Clubhouse.

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