

Arboretum Community Association  
Homeowners Meeting  
Tuesday, June 13, 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 member absent: none. Also in attendance were 19 residents.

**Approval of Minutes**

Marty moved to accept the minutes of the May 9 Homeowners' meeting. The motion was seconded by Jim and passed unanimously.

**Treasurer's Report**

Tom Kehoe reported that as of the end of May the Operating Fund balance was \$36,579. The Capital Items Fund balance was \$128,870. We paid \$344 for our share of liability insurance for Caswell Beach Plantation, \$351 for floor mats in the pool area. In capital items, the clubhouse exterior repair was \$650. Final payment for the solar project was \$8,689, for a total cost of \$17,378.

Jerry Johnson is heading the long-rang planning again this year, and is looking for input.

**Committee Reports**

**Beautification** – No report.

**Social** – Sharon reported that the Arboretum will be hosting the golf cart and bicycle parade on July 1. Registration is at 10:30, the parade starts at 11:00. We hope to have a good turn out for the parade, so gather your families and start decorating carts and bikes!

**Clubhouse Manager** – No report.

**Landscaping** - Bob read a report that Greenman has done normal weekly work, pulled vines and sprayed for weeds in the islands, pruned by the clubhouse, and will do additional pruning and fertilizing in the coming month.

**Building and Grounds** – Jack Cowling reported the Mimosa concrete curbing has been finished and he is waiting for a call from Wilmington Paving about scheduling paving. He and Mike Heilman, assisted by Bob Ahlers and George Czerw, did irrigation work around the clubhouse area and island, replacing 300 feet of control wire and 30 feet of pipe, finding about a dozen leaks. They are drawing a map for future B&G reference.

**Caswell Beach Liaison** – No report.

**Reservations** – Bo reported there was one paid reservation.

**Architectural Review** – Frank Sansone reported that the ARC approved requests by Christopher Baker at 698 Alyssum, and by Leonard Leal at 507 Periwinkle Way to each remove a dead tree. Gretchen and

Peter Koch at 599 Mimosa submitted a request for building an attached garage. Requirements in current restrictive covenants and Bylaws and ARC procedures were met, neighbors were notified, and the ACA Board accepted the ARC recommendation to approve the request, which was done on June 6. The ACA web page contains ARC information now, and revised ARC requirements and fine schedule and forms will be uploaded shortly. A letter will go out to residents at that time informing them about the changes. Frank recommended that these items should be available to the general public, in addition to our Covenants and Bylaws, so prospective buyers are aware of rules. Marty made a motion to accept Frank's suggestion, Jim seconded it, and it was approved.. Frank also suggested that our entrance sign should list our website.

**Caswell Beach Plantation** – Frank Bausch reported that the CBP has several projects pending, 3 of which are related to the Town ordinance protecting CBP properties. The town officials are meeting soon to discuss interpretation of language in the ordinance. These 3 projects are removal of a dead tree, removal of vines, and cutting of 300 square feet of scrub on the golf cart parking on the east side of the exit road, thinning the brush away from the road. Frank says it is not DOT property.

**Pool and Spa** – Jack Drum reported that the County inspector required the windows in the pool area not open more than 4 inches and Mike Heilman and Jack Cowling fixed that. The spa was closed due to a changed requirement about suction covers. The Health Dept has changed some rules. The temperature of hot water in the building had to be lowered a bit so as to not scald people in showers.

**Security** – George Czerw reported no security incidents.

**Sunshine** – No report.

**Energy** – The pool solar project is completed, and working well and is quiet. It was installed May 23 to 26, with a revisit June 9 to make sure all was fine. Jack Drum is tweaking temperatures. There will be air bubbles in the pool when the system first turns on because of air in the lines.

**Stormwater Research** – John Ferraro reported that dealing with NC State has been slow but is moving forward. Steve Edwards has resigned from the committee. The engineer he was hoping to work with is not willing to give recommendations unless work includes upgrading some issues to bring up to code, although we would be required to bring things into compliance. John asked how much the Board wants him to push this in light of financial issues due to the bridge. The Board members will discuss. And we noted that John shot an 84 today!

### **Old Business** –

Bridge repair - See notes from May 9 meeting for full details of the background of this project.

Marty, who is the Board's liaison on this issue, prefaced his report by saying that it may seem like we have taken a long time, but that the Board has been being careful to do our due diligence on behalf of the community. He gave the following report of progress to date:

Board members have met with an engineer who discussed options and potential types of repairs. We have since looked in depth at all three options for replacement – steel girder, replace in-kind with pressure treated wood, or a culvert like is on the service bridge, with a concrete bridge. The steel option is not viable, since it would have to be 8 to 10 inches higher than our old deck height, which would be a problem with the canopy. The concrete option, which initially looked to be cheaper than

wood, may not be much different because of permitting and engineering and design issues, and will take a long time to begin. We brought on a consultant, a retired Corps of Engineers employee, to educate us about the process and guide us on how to proceed. He said the permitting process can take anywhere from 3 to 6 months. The Corps first has to look at the issue, and if they approve, the issue then goes to CAMA. So, this option seems to be problematic as well. In response to a question, Marty said that the replace in-kind wooden structure could probably be completed in a month or so, since the girders are the only item with a lead-time to procure, and they would be available in about 5 days. We have asked Pacula Builders to give us more formal pricing and scheduling timelines.

In addition to deciding which type of replacement to use, we also have to decide how to pay for it. Using a round number of \$100,000, our four options involve some combination of using reserve funds, borrowing money, a special assessment, or an increase in annual dues.

While it is the Board's responsibility to decide how to proceed, we will do that only after getting community input. To this end, we will hold a special meeting on Monday June 26 to explain in detail the options both physical and financial, and hear community input. The Board expects to vote on the replacement option and financial option at that meeting, after hearing community opinions. We will be sending information out in advance of the meeting, and anyone who cannot be at the meeting is welcome to express their opinion to the Board in advance.

#### **New Business** –

Frank reported that he has been asked to chair the nominating committee this year. Two positions are opening up – Bob and Sharon's terms are ending. He will send out an email shortly asking for interest in running for the Board.

Caswell Beach Plantation has requested funding from the 4 HOAs. They would like to have a standing fund, rather than asking for money for each expense. The Board wants to know exactly what the funding would be used for, and wants to be sure that the other HOAs will contribute before we agree.

Mary Bausch expressed a desire to get a group together to spray and chop the bamboo that is at the entrance, between the bridges. The Board referred the issue to the Beautification committee.

#### **Questions and Comments** – None

**Adjournment** – At 8:20 p.m., a motion to adjourn was made by Frank, seconded by Jim, and approved unanimously.

There is no HOA meeting in July. The next regular ACA Homeowners meeting is 7 p.m., Tuesday, August 8, 2017, at the ACA Clubhouse.

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