

Arboretum Community Association  
Homeowners Meeting  
Saturday, November 4, 2017  
Arboretum Clubhouse - 11 AM

**MINUTES**

President Bob Hittinger called the Arboretum Community Association Annual Homeowners Meeting to order at 11 a.m. Board members present: Marty Clarke, Frank Lisnow, Jim Plant and Sharon Remaly. Board members absent: None.

**INTRODUCTION OF NEW RESIDENTS** – The following residents introduced themselves: Cathy and Willie Hahn, Steve Ader, and Laurie and Jim Simpson.

**MINUTES FROM 2016 ANNUAL MEETING** - Bob asked for a motion to approve the minutes of the November 5, 2016, ACA Annual Homeowners Meeting. Frank so moved, Marty seconded, and the motion passed unanimously.

**NOMINATING COMMITTEE REPORT** - Frank stated there are two candidates running for the two available seats. He also asked members to be thinking of people to nominate for next year when three seats will be available.

**ROLL CALL** - Bob requested a roll call of ACA lot owners. Present either in person or via proxy were 61 ACA lot owners. Bob asked members to cast their votes. Frank and two members of his committee took the ballots away for counting.

**PRESIDENT'S REPORT** – Bob paid tribute to the following residents who have passed away during this last year: Madred Boyer, Juliette Sansone, Helen Czekalski, Billy Oldham, and Frank Wells. They will be greatly missed. Also, Walter Schneider has entered assisted living in Ohio. Miss June will be moving back to Wilmington. Bob then recognized the numerous volunteers who helped our homeowners association during the past 12 months. A copy of his report is attached. He extended special recognition and appreciation to Jack Cowling, Mike Heilman, Sharon Remaly and Jack Smidlein. Jim expressed thanks on behalf of the community to Bob for his hard work as president again this past year, and presented a token of the Board's appreciation to Bob.

**FINANCIAL REPORT** - Tom Kehoe gave the annual financial report. The October 31 report is not yet finalized, but the ACA Operating Fund balance is approximately \$50,000, and the Capital Items Fund balance is \$57,300. There are no outstanding dues payments. The planned budget for 2018 is estimated to be \$121,600 (\$81,400 for operating expenses and \$40,200 for capital items). He noted that propane costs are much lower due to the solar panels. All bridge expenses have been paid.

**LONG RANGE PLANNING COMMITTEE** - Jerry Johnson, Chair of the Long Range Planning Committee said the 2017 special expenses were able to be covered with a combination of the special assessment and withdrawal from reserves. He thanked his committee and prior committees for setting aside funds for a rainy day. He noted total capital expenses of \$168,525 in 2017, which included \$111,396 for the bridge, \$30,195 for paving, and \$17,000 for the solar panels. Jerry stated the committee is prepared to move forward into 2018, carrying forward \$58,277 from this year. They project we will have a balance of \$68,977 at the end of 2018, and \$93,977 at the end of 2019. A question was asked about insurance coverage, and whether we have enough reserves to cover major damage from hurricanes. Sharon stated that the bridge is not covered for flood or wind damage, and the clubhouse is covered for wind damage but not flood. Jerry said that the long range plan does not contain any funds specifically for hurricane damage. The committee was asked to consider making provisions for hurricane damage in the future.

Bob asked for a motion to accept the 2018 budget, both operating and capital funds. Jim so moved, Frank seconded, and the motion passed unanimously.

**ELECTION RESULTS** - Bob announced the newly elected Board members were Sharon Remaly and Janie Schepker. Both will serve a two-year term.

#### **OPEN DISCUSSION, Q&As -**

A question was raised about whether the Architectural Review Committee members were appointed by the Board. The Covenants state that the Board appoints the five members of the ARC.

Chip Baker noted that the Fire Department has checked the easement area, has cleared some vegetation and plans to remove more.

There is no regular meeting in November, and the next meeting will be December 12.

**ADJOURN** – At 11:55, Sharon made a motion to adjourn. It was seconded by Marty and passed unanimously. Bob thanked everyone for attending and asked that they enjoy the lunch hosted by the Social Committee.

*Respectfully Submitted by Sharon L. Remaly, Secretary, ACA BOD*