

Arboretum Community Association
Homeowners Meeting
Tuesday, October 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 member absent: none. Also in attendance were 9 residents.

Approval of Minutes

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

Treasurer's Report

Tom Kehoe reported that as of the end of September the Operating Fund balance was \$56,990. The Capital Items Fund balance was \$57,776. Tom noted several expenses other than the normal monthly bills. We paid for repairing the sand filter for the pool (\$492) and the pool license tax (\$600). Also, final payment for the bridge was made for \$20796. The final payment was made for road paving, bringing the total cost for paving this year to \$30,195. There is one special assessment which has not been paid and Tom is pursuing that.

Committee Reports

Long-range Planning – Jerry Johnson presented a handout and a summary of the long range planning effort. Basically, the coming year will be austere in the capital expenses arena, with incoming funds being mostly used to build up reserves. The committee will recommend funding amounts to be put into the various categories. A spreadsheet is being developed and will be available before the annual meeting, when the Board will vote on the 2018 budget proposals. One item the committee is recommending be added as a category for the future is replacing concrete curbing around islands.

This last item led to a suggestion to power washing the concrete in the interim which would make the islands look better. Greenman would need to trim some bushes prior to us power washing. It was also noted that we need a new design for replacement islands, making the tops thicker and stronger.

Beautification – A suggestion was made that we begin an "Adopt an Island" campaign, having people look after each island, and posting signs that say "This island maintained by John Smith". Many islands already have a neighbor who looks after an island close to them.

Social – Sharon noted that the committee will be hosting the lunch after the annual meeting on November 4. There will be chicken as well as pork BBQ, for those who do not eat red meat. The holiday party will be December 9, beginning at 6:00.

Clubhouse Manager – Frank reported that all is fine.

Landscaping - Jim Czekalski sent a report that Greenman has been pruning around the tennis courts and started around the bridge area. They will begin island pruning and cleanup in the next weeks, and

will begin road side edging on October 11. Annual rye grass will be spread within the next two weeks.

Building and Grounds – Jack Cowling reported that he and Mike Heilman have been pruning at the pond, using Mike's chipper. Jack is resigning as co-chair, although he will remain active on the committee. Mike will take his place as co-chair. Jim Plant says they have been looking at the little house over the irrigation system pump at the pond, which is not in good shape.

Caswell Beach Liaison – No report.

Reservations – Jim Plant said there were no paid reservations for the month.

Architectural Review – Frank Sansone has resigned from the committee. Jack Drum and Jerry Johnson are co-chairing for now. Peter Koch has agreed to join the committee. Jack reported the following requests/dispositions:

Approved:

- Kehoe, 606 Mimosa Place -- Request to glass-in an existing back screened porch.
- Ahlers, 303 Wisteria Way -- Request to replace the asphalt roof shingles with like ones.
- Carroll, 211 Narcissus Mews -- Request to remove a dead oak tree from back yard.
- Stack/Swanson, 110 Flowering Bridge Path -- Request to remove 3 trees – one dead from insect damage, one infested, soon to die, and one too close to the concrete drive. All were approved based on a report from a N.C. certified Arborist.

Denied:

- Bausch, 734 Alyssum -- Request to top 3 pine trees denied, as trees did not meet closeness to the roofed area of the house or to a concrete area. Committee felt topping would kill the trees. 2nd request was to cut down one of the trees that is closest to a deck. Request denied.

Caswell Beach Plantation – Frank Bausch reported that Joyce Crabtree is the President of Caswell Dunes now that Tom Freeman has resigned. Issues about cutting on the Plantation property are a thing of the past, he thinks.

On another topic, Frank noted our many volunteers who are exceptional, and noted that Jack Cowling consistently goes above and beyond. He presented a copy of his book to Jack.

Frank also noted that he will request the town to give him a permit to cut a tree that is within 12 feet of his porch. If the town approves, Frank will ask for an appeal of the ARC ruling.

Pool and Spa – Jack Drum reported that all equipment is working ok. Work was done on the sand filter and we are still getting sand. Possibly sand was caught in nooks and crannies of the system. They will continue to monitor the situation.

Security – George Czerw reported no incidents in the past month. He noted that someone is putting yard waste on the back corner of the clubhouse property.

Sunshine – Sylvia Swanson is resigning from the committee. The new Board will meet with her and Debbie Drum to discuss activities.

Storm water Research – No report.

Old Business –

Board Nominations – Frank Lisnow reported that all packages have been delivered or mailed and he thanked Jeanne Campbell and Jim Plant for serving on the Nominating committee. The election of two Board members will be at the annual meeting on November 4 at 11:00.

New Business –

Clubhouse Vendor – The Board has approved a change of vendor for clubhouse internet/phone/TV service. Switching vendors will save \$43 per month.

Questions and Comments –

It was noted that a forum for candidates for town council will be held at town hall on October 19 at 7:00 pm.

Next Meeting

There is no regular HOA meeting in November. The annual meeting of the ACA Homeowners is at 11:00 a.m., Saturday November 4, 2017, at the ACA Clubhouse.

Adjournment – At 7:48 p.m., a motion to adjourn was made by Sharon, seconded by Jim, and approved unanimously.

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