

Arboretum Community Association
Homeowners Meeting
Tuesday, September 12, 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 17 residents.

Approval of Minutes

Frank moved to accept the minutes of the August 8 Homeowners' meeting. Marty seconded the motion and it passed unanimously.

Treasurer's Report

Tom Kehoe reported that as of the end of August, the Operating Fund balance was \$61,115. The Capital Items Fund balance was \$106,267. Payment was made to Pacula Builders for all bridge work except for the final steps. All July dues have been paid. Regarding the special assessment, due September 1, three lots are still unpaid.

Committee Reports

Long-range Planning – Jerry Johnson is heading this effort again this year, with Jack Cowling, Jack Drum, and Mike Heilman. Mike Reeves resigned from the committee, and Jerry has added Peter Koch and John Ferraro. Jerry explained that the committee's role is to identify assets and recommend amounts to be put aside each budget year for eventual replacement of those assets. This year, they'll look at how to backfill the categories that were tapped to pay for the bridge. They had one item submitted about storm water drainage, and will fold that request into the long-range Stormwater plan.

Beautification – No report.

Social – Sharon reported that a note was sent out to cancel the September 16 party. The committee will provide luncheon at the annual meeting on November 4, and the Christmas party will be the second Saturday in December.

Clubhouse Manager – No report.

Landscaping - Bob Hittinger read a report that Greenman has done normal maintenance of common areas, weed suppression, and trimmed the kayak path. In next 30 days they will apply pre-emergence product, perform heavy pruning and repair damage by the bridge. Marty noted that someone has dumped tree trimmings and garbage bags of yard waste on the Pacula property on Alyssum.

Building and Grounds – Jack Cowling reported that he did some trimming by the bridge. Mike Heilman rebuilt the arbor bench at the bridge. Bob Ahlers built a new sluice gate for the dam. Some minor damage has been repaired at the bridge, including a broken irrigation line that was crushed by the forklift, a carriage light fixture on the bridge, and electrical conduit. Jim noted that the paving of Mimosa was completed, Snap Dragon was delayed again by weather, and will be paved next week.

Caswell Beach Liaison – Deborah Ahlers reported that renovations are being scheduled for town hall and will be finished in the next 2 months. The building had leaks and they will have to repair and replace ceiling tiles and other work. She estimates the work at \$50,000, which will come out of the general fund. Two grants are anticipated: one to fund a study of the ponding that occurs on Caswell Beach Road, the second for a new walkway and parking lot across from lighthouse. Beach nourishment was scheduled for this past winter, but Corps of Engineer funding was diverted to dredge Wilmington port after Matthew. We are scheduled for the new dredging cycle this winter. Deborah also praised the Yaupon Fire Department and the EMS that are housed in our new municipal building, saying that they are extremely professional.

Reservations – Bo Plant reported there were no paid reservations for September.

Architectural Review – Jack Drum reported that the ARC approved removal of dead trees at the Swanson/Stack residence at 110 Flowering Bridge.

Caswell Beach Plantation – Bob read a report from Frank Bausch that the town is still reviewing policy for the maritime forest.

Pool and Spa – Janie Schepker reported that the pool and spa passed the Health Department inspection yesterday.

Security – George Czerw reported no security incidents.

Sunshine – No report.

Energy – The committee has completed their work and retired.

Storm water Research – John Ferraro reported that we had the normal wet spots after the heavy rains yesterday. He has been in touch several times with representatives at NC University, and they are very interested in working on our storm water issues as a graduate student engineering project. They are waiting for approvals and funding and staffing.

Old Business –

Board Nominations – Frank Lisnow reported that Sharon Remaly and Janie Schepker are running for the two positions which will be opening up – Bob and Sharon’s terms are ending.

Bridge Repair - Jim Plant reported the bridge repair is finished except for last touches and painting. Minor issues were noted but the final product was very well-constructed and successful. The cost was \$10,200 to remove old decking and beams, \$97,400 to rebuild the bridge, and an additional \$3,800 to pressure wash, fix rust issues and repaint. Final total cost was \$111,400. Kudos to Marty and Jim for all of their time and effort to bring this project together, and to Denise and Tucker Pacula for their excellent project management, expertise, hard work and patience!

New Business –

Budget –Bob noted that the Board will vote on the 2018 budget at the annual meeting. The operating budget proposal for 2018 was reviewed by Tom Kehoe. The 2017 operating budget was \$80,320 and \$81,400 is proposed for 2018. The biggest change is propane, dropping from \$8500 down to \$7000.

Tom noted that the \$121,600 annual dues puts \$40,200 into the Capital fund. It looks like all of that in the next year would be used to replace reserves used for the bridge. It will be a very austere year. Several people noted the likelihood that raising dues will be discussed at the annual meeting. Marty noted that the Board is discussing sending out a survey to the membership, asking for input on how members see the community progressing in the coming years. He noted that we have an aging infrastructure and that many projects will be very expensive. Also, there have been many suggestions about amenities. This survey will be developed over the coming months.

Questions and Comments –

We welcomed Kris and Dan Taylor. They own the property at 604 mimosa.

Next Meeting

The next meeting will be October 10 at 7:00 at the ACA clubhouse.

Adjournment – At 7:46 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)