

Arboretum Community Association
Homeowners Meeting
Tuesday, March 14, 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 13 residents.

Approval of Minutes

Marty moved to accept the minutes of the February 21 Homeowners' meeting. The motion was seconded by Jim and passed unanimously.

Treasurer's Report

Tom Kehoe reported that as of the end of February, the Operating Fund balance is \$65,337. The Capital Items Fund balance is \$153,602. There were no capital expenditures in February, nor any unusual expenses. There are no outstanding dues.

Committee Reports

Beautification – Karen Walsh sent a report that the committee had removed dead/dying shrubs near the bridges, with the help of master back hoe operator Gretchen Koch. They have determined what to plant in the areas from the Arboretum sign to the first island on Flowering Bridge, will purchase the plants March 23, and will begin planting on Saturday March 25 with the help of B&G and volunteers. They will complete as many common areas this spring as their budget allows.

Social – The Italian Night dinner on March 11 was a success. Sharon thanked all of the people who helped, with special thanks to Frank Sansone for the antipasto and Peter Koch for baking bread. The next event will be the Deck Party, and we will host the Golf Cart Parade on July 1.

Clubhouse Manager – E. Gifford Stack said there was nothing to report. Mike Heilman noted that in looking at areas that need paint, he saw some problems with an outlet on the deck, with areas of the eaves and with siding below the chimney. He will make a list and Building and Grounds will work with Clubhouse managers to look at the work to be done. Jim will get an estimate to have the squirrel damage in the eaves repaired.

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, pruned, mowed, and applied the second pre-emergence weed control. Work in the coming 30 days includes pruning, planting, and normal weekly maintenance.

Building and Grounds – Jack Cowling reported that the two doors coming into the clubhouse from the deck don't thoroughly latch unless tightly pulled or pushed. He will look into a correction. He also reported that paving and curbing work is upcoming, and they will work with Beautification to irrigate new plantings. Jim Plant will be the BOD member who will be the liaison with B&G, Beautification and Landscaping, since all 3 committees have overlapping areas.

Caswell Beach Liaison – No report.

Reservations – We have one paid reservation for March 24.

Architectural Review – No report.

Caswell Beach Plantation – Frank Bausch reported a call (unfounded) about an intrusion on property.

Pool and Spa – There was an observation that the chemistry of the pool water was not proper. Janie Schepker sent a report that they have instituted a new process for chlorination. We will wait to see how this procedure works. A discussion followed about whether we should install a flow meter to prevent future overflows of the pool. Jack Drum will look into that possibility. We again discussed correction of the peeling of the floor surface. Bob Hittinger has contacted 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. Since the floor was done about two years ago, we are likely going to have to pay for repairs, and we will be getting bids to fix the floor. In terms of the other issues with the rusted railings, ladders, and other equipment, Frank noted that Bob H has been unable to find the original signed contracts. Jack Drum and Tom Kehoe will see if they have a copy, and Frank will check with Anh.

Security – George Czerw reported one security incident involving accessing the pool area after hours. The incident has been addressed.

Sunshine – Debbie Drum sent a report that the committee has sent numerous cards this month.

Energy – Jerry Johnson reported that the committee forwarded their recommendation that the Board contract with Cape Fear Solar to install solar panels to heat the pool water. This process does not generate or store electricity. Rather, it works by circulating pool water through panels on the roof, heating the water. The system is fairly maintenance free, with a 3 to 10 year warranty on the equipment from various manufacturers. It would use the existing pool pump to circulate the water. Components are mostly plastic/PVC. The company did consider weight and roof load. When the roof eventually needs to be replaced, the panels can be easily removed and then replaced. An owner suggested considering a heat pump as an alternative.

Cape Fear Solar was recommended by BEMC. The company considered panels on the east versus south roofs. The relative efficiency is 82% for the east versus 90% for the south, not considered a major difference. Because using the south roof would involve removal and/or topping of quite a few trees, the cost of which would be in the neighborhood of \$10,000, the east roof was deemed the better option by the company. The cost of purchase and installation would be \$17,378. Using a conservative approach and not including the winter months in the calculation, the estimated cost avoidance would be around \$4885 each year, giving a payback of less than 4 years. Discussion followed about the appearance of the panels (noting that they are not the shiny thick panels like you see in solar farms) and whether they would be aesthetically pleasing on the front roof. Another concern was voiced about whether we are/will be consistent with owners, if we put these panels on the front roof of the clubhouse, will we also permit them on the front of individual houses. Jerry will check with Frank Sansone about ARC views on solar panels and will try to get a picture of a nearby installation. A copy of the company's analysis and proposal is attached. It was noted that the analysis was done last June, based on propane costs of \$2.33 per gallon, and we are now paying \$1.95 per gallon. It was also noted that prices are fluid, and have been as high as \$4.00.

The Board welcomes community questions, comments, and concerns on this issue (as with all issues). If you have an opinion, we want to hear it. Please call or email Board members by April 3 to let us know your thoughts. Further discussion will be held at the April meeting, and the Board will likely vote on the issue at that time.

Stormwater Research – No report

Old Business – Jim reported that the Board had decided to retain the DSL wifi service in the clubhouse. Since the security system is the main reason for wifi, moving to faster cable was not deemed necessary. An inexpensive range extender was installed and signal strength is much improved.

New Business – Sharon requested that all future contracts be signed by the President, for insurance reasons. This will ensure that all contractors provide proof of liability and workers comp insurance, and that contracts contain “hold harmless” language, and that they include the ACA as an “also insured” party. This also should ensure that all contracts are properly filed and retained.

Adjournment – At 8:04 p.m., Marty made a motion to adjourn. It was seconded by Sharon and passed unanimously.

The next regular ACA Homeowners meeting is 7 p.m., Tuesday, April 11, 2016, at the ACA Clubhouse.

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