

Arboretum Community Association
Homeowners Meeting
Tuesday, May 9, 2017
Arboretum Clubhouse – 7 PM

MINUTES

President Bob Hittinger called the meeting to order at 7:00 p.m. Board members present: Marty Clarke, Jim Plant and Sharon Remaly. Board member absent: Frank Lisnow. Also in attendance were 18 residents.

Approval of Minutes

Marty moved to accept the minutes of the April 10 Homeowners' meeting. The motion was seconded by Jim and passed unanimously.

Treasurer's Report

Bob read a report from Tom Kehoe that as of the end of April the Operating Fund balance was \$43,579. The Capital Items Fund balance was \$138,322.

Committee Reports

Beautification – No report.

Social – Sharon reported that the Deck party is Saturday, May 20, at 5:30. There is no charge to attendees, other than to ask they bring a side dish or dessert. The Arboretum will be hosting the Independence golf cart parade on July 1. Registration is at 10:30, the parade starts at 11:00. We hope to bring back the glory days of the parade, so gather your families and start decorating carts and bikes!

Clubhouse Manager – No report.

Landscaping - No report.

Building and Grounds – Jack Cowling reported that they have been working on the irrigation system, that concrete work on Mimosa curbing will begin next week and paving can begin shortly after the concrete. The Board thanked B & G for the nice job clearing vegetation by the service road to improve line-of-sight. It was also strongly suggested that people need to be very careful at that area, look out for pedestrians, and that they need to stop at the stop sign, exiting community.

Caswell Beach Liaison – Marti Hardy said they will be discussing the proposed golf cart ordinance. They have been looking at budget issues and a 2 cent increase may be necessary to help pay off the debt on the services building.

Reservations – Jim reported there are no paid reservations.

Architectural Review – Frank Sansone reported that the ARC approved a request by Trudy Wells for removal of a tree at 701 Alyssum, and also approved a request by John and Inez Walls at 101 Flowering Bridge Path to remove 2 trees. A further request by the Walls for a third tree was denied. There are no open cases although Peter Koch has indicated that he will be submitting plans to build additional garage space.

Caswell Beach Plantation – Frank Bausch praised the presentation on lighthouses that E. Gifford Stack did recently. Frank reports improved harmony between the CBP and Caswell Dunes. There is a dead tree on CBP property that is threatening Caswell Dunes property and needs to come down, and the CBP has other activities that will need funds. Frank requested that the Board give the CBP \$500. He will ask the Plantation Board to send a note to all four HOAs, asking for funds from all HOAs.

Pool and Spa – Janie Schepker sent a note saying the new mats were installed. Marty reported that Janie did a lot of work in the pool area. Bob H talked with Steve who said they will pull ladders and replace in 2 weeks. Bob will follow up as required.

Security – George Czerw reported no security incidents.

Sunshine – No report.

Energy – Jack Drum reported that new flow meters were installed. Wilmington Pool said they have a new piece of equipment they want to install, Jack asked to see specs, has had no response to date.

Stormwater Research – John Ferraro reported that the committee is moving forward slowly, waiting for a meeting with an engineer. John has been in contact with the engineering department at NC State, he and the graduate students are very interested in working with us. John is waiting for contact.

Old Business – None

New Business – Bridge repair --

On Monday May 8, Board members met with an engineer, who discussed options, loads, potential types of repairs. We hope to get his written report and recommendations as early as this Friday May 12. Marty, who is the Board's liaison with B&G on this issue, prefaced his report by saying that no decisions about the repairs would be made until the Board receives a report back from the engineer.

As background, the original project was to remove and replace vehicle portion of the bridge decking. After removing the decking, we discovered that the bridge substructure was in very bad shape. The substructure consists of 2 concrete girders, one at each end, with 2 sets of wooden girders spaced between the concrete ends and parallel to them. The center wooden girders rest on pilings. Those girders supported the beams that the decking rested on. The beams were rotted, and several of the wood girders have rot as well. Jack, Bob and Mike have been on site often, working with Marty and Jim and Pacula Builders. We obviously didn't know that we had this larger issue until the decking was removed.

We asked the engineer to look at any and all potential solutions, including culvert(s) with back-filling on sides, replacing the supports with new wood beams, or using steel beams. All calculations and numbers will be the province of the engineer. When we get his report with recommendations and options, the Board will consider the options and related costs. The issue could be long-term, as product will have to be specially manufactured, whatever the final solution is.

As to the walkways on the bridge, when the engineer approved removal of the beams, we discovered that the long beams that were supporting the sidewalks contained a lot of rot there as well. There is a lot of deflection on both walkways. Marty's opinion is that the beams under the sidewalks are compromised and need to be removed as well. He and Jim recommend closing both sidewalks

immediately. The problem with closing those walks is that the only option for pedestrians then is to use the service road. While we know that residents will exercise diligence, we also have visitors and delivery trucks who may not be as cognizant about safety as residents.

Marty closed his remarks by inviting anyone who wants to look at the bridge and the issues to join him at the bridge.

A lengthy discussion followed, with the following points raised by members:

- we should not repeat history by patching the substructure as was done in 2003.
- we should do everything possible to keep the “canopy” over the bridge.
- homeowners should not have yard sales until the bridge is re-opened.
- line-of-sight could still be improved exiting the community. B&G will work on this in the morning.
- a temporary foot bridge could be built by B&G over the spillway beside the dam.
- a temporary foot bridge could be rented.
- if we close walkways, forcing people to walk on the service bridge, we have potential safety issues.
- if that is the decision, need additional signage and warning lights.
- if we close the walkways and build a temporary bridge, we may create a safety issue.
- if we don’t close the walkways and they are compromised, we have a safety issue.
- during construction, cannot have pedestrians using existing walks anyway.

There were strong opinions about all options.

The Board reiterated our commitment to fixing the bridge properly while preserving the canopy for aesthetics. The Board also wants to provide the safest option for pedestrians. While the Board is responsible for the decision about method of repairs, the Board intends to be transparent and will keep the community informed as additional information is received. The Board wants to hear members’ opinions.

Actions:

- Building and Grounds will look at the feasibility of renting or building a temporary bridge ASAP.
- The Board will be at bridge again in the morning to assess the sidewalks and options and decide the path forward about the walkways.

Questions and Comments –

Russ Barlowe introduced his wife, Ann.

B&G was asked to look at a flickering lamp on Alyssum.

Some water bills appear to be excessive, and it was questioned if the utility has a problem.

Adjournment – At 7:50 p.m., a motion to adjourn was made by Sharon, seconded by Jim, and approved unanimously.

The next regular ACA Homeowners meeting is 7 p.m., Tuesday, June 13, 2017, at the ACA Clubhouse.

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