

Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, April 10, 2018 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by President Sharon Remaly. Board members present: Marty Clarke, Frank Lisnow, and Jim Plant. Board member absent: Janie Schepker. Also in attendance were 11 residents.

Approval of Minutes: Marty moved to approve the minutes from the March 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 was \$37,307. The Capital Items Fund balance was \$99,876. The only unusual expense was for the insurance for the year, which totaled \$8,892, a decrease of \$3,165 from last year, due to a decrease in Wind and Hail. Per the Board vote at last meeting, Tom moved \$22,000 from Operating funds to Capital funds.

Committee Reports:

Beautification: No report

Social Committee: Gretchen Koch reported that the Tag Sale will be April 21, beginning at 7:30 AM, with intake of donations on April 16 thru 20. Schedule of hours for donation intake has been emailed to the community. The Deck party will be May 19, beginning at 5:30.

Clubhouse: No report

Landscaping: Jim Czekalski sent a report that Greenman has done normal maintenance, taken weed control measures and has done pruning. They will continue these activities during the coming month and will replace plants in clubhouse pots. Greenman will be able to supply pine straw for homeowners who wish to purchase some, and Jim sent an email with details. Straw will be available in the latter part of April, with a price of \$4.75 per bale delivered, and \$7.50 delivered and spread. Contact Jim by April 16 if you are interested in getting pine straw.

Building & Grounds: Jim covered a report sent by Mike Heilman. Mike noted that the winter was not kind to our property. He and Jack Cowling were very busy this past month. They removed 3 trees from common property that were dead and pruned branches to improve lighting. They also did a lot of work on the irrigation system. Among other things, they fixed leaks due to freezing weather, replaced 2 broken standpipes, replaced a back-flow preventer, and fixed an automated timer. These two men do an incredible amount of work for the community and deserve all of our thanks.

Caswell Beach Liaison: Marti Hardy reported on the meeting with DOT about the Barbee bridge closure, which will begin in October and take about 6 months. The project will involve major structural work, and will finish with a new deck, new higher guard rails, and finally re-paving of Oak Island Dr and Middleton Rd. Emergency response was discussed. The Town will put out information

as work draws near. Marti also mentioned that Kathie Lubsen has tendered her resignation from Council effective April 27, as she and Geoff are moving to FL.

Deborah Ahlers reported on the beach renourishment project. The Corps of Engineers must dredge the Cape Fear navigational channel. They received 3 bids, and accepted one for \$14 million. This will put sand on our beach, beginning at the east end and moving toward the pier. The Corps gives Caswell Beach this sand for no cost to the town, since it is cheaper for them to put it on the beach than to put it in an ocean disposal zone. We are very fortunate - if we had to pay for this, it could cost \$11 million for our part of the sand. Work will begin May 1. The contract calls for special procedures for turtles, will be disruptive, but will be finished by October.

Reservations: Bo Plant sent a report that we had one paid reservation for the Clubhouse for April.

Architectural Review Committee: Peter Koch reported that the ARC approved 2 fence requests, for the Heilman and Donovan properties. The committee also has recommended a few clarifications and changes to the fence policy. The Board supports these changes, but is looking for minor tweaks to the verbiage.

Caswell Beach Plantation: Bob Ahlers reported that the town approved funding to survey the property line between CBP property and Caswell Dunes. Caswell Dunes voted to not approve this survey on CBP property. This will be discussed at the Town meeting on Thursday.

Pool Committee: Sharon reported that the Board will be going to Small Claims Court in an effort to recover funds from Wilmington Pools for work they did that was sub-standard. Janie will be asking for volunteers to clean walls in the pool area this Sunday. Janie is also going to purchase additional mats for the floor, and Jim Simpson has volunteered for the committee. Jack Drum added that the county will be doing the 6-month pool inspection in April. He also said that there was an issue when he started the solar system, the problem was fixed under warranty.

Security: George Czerw reported that there have been no problems.

Sunshine & Welcome committee: The new committee will be chaired by Sue Clarke. They have drafted a revision to the RedBook, which will be reviewed by the Board. They ask to be re-named the Welcoming committee, however they will continue the work of sending cards and messages of support for life events.

Old Business:

Street Lighting: Marty covered a proposal by BEMC to change our street lighting (see last month's minutes for background). The Board had approached BEMC to find ways to reduce our costs and improve the appearance of the community. We currently have a hodge-podge of fixtures and bulb colors. While BEMC will continue to work with us to try to reduce costs, they have proposed to replace our pole fixtures and change all bulbs to LEDs. They also will paint all light poles. They will look for replacements for fixtures on brick walls. Marty noted that the company can no longer get fixtures to match ours, and will not be able to support them for long. Also, they will have to move us to LED lighting within a year or two. After questions from the audience, Marty made a motion to accept BEMC's proposal, Jim seconded, and the motion passed.

New Business:

Sharon noted that a resident has a wheelchair they no longer need, and they are willing to lend it to any owner on a short-term basis. Anyone interested in borrowing should contact Sharon.

Sharon also noted that Jim Simpson had joined the insurance committee this year, but with Kathie Lubsen's departure, the Board is looking for a replacement. Anyone who is interested in helping next February should contact Sharon. If you have a background in insurance, that would be great, but not a requirement by any means.

Marty has been in contact with ATMC about the possibility of them bringing fiber cable into the Arboretum, more information will be forthcoming. We have invited them to speak at our May 8 HOA meeting.

Jim reported on issues with the website and the security upgrade that left many members with a need to create new passwords. Anyone who needs help with this should contact Jim.

Open Questions & Comments:

E. Gifford asked about the status of our planned survey for members. Marty said the Board is working on revising our first draft and we still hope to have it out soon. We welcome ideas, suggestions, proposed questions and thoughts. Please contact any Board member with your ideas.

Adjournment: A motion to adjourn was made at 7:52 pm by Marty, seconded by Frank, and approved unanimously.

The next monthly HOA meeting will be Tuesday, May 8th at 7:00 p.m.

Minutes submitted by Sharon Remaly for the Secretary, ACA BOD