

Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, May 9, 2018 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by President Sharon Remaly. Board members present: Sharon Remaly, Marty Clarke, Frank Lisnow, Janie Schepker and Jim Plant. Board member absent: None. Also, in attendance were 19 residents.

New Business:

Marty Clarke introduced Chris Ward, ATMC who presented the possibility of them bringing fiber optic cable into the Arboretum. An email to all ARB owners will be sent this week with a link to the ATMC survey. We are asking all owners to fill out the survey as we need more options for internet/cable service in our neighborhood. This survey only shows your interest, it does not sign you up for the service or lock you in in anyway. We need 60% response from the Arboretum owners for ATMC to bring in their fiber optic cable. Please help us bring ATMC to the ARB, it will improve our service and helps to have fiber optic in neighborhood when selling your home. The link to the survey is <https://www.surveymonkey.com/r/TheArboretumAtCaswell>

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 April, the Operating Fund balance was \$32,307. The Capital Items Fund balance was \$99,532. A couple of operating expenses out of ordinary in April were from repairing irrigation system \$396 for supplies. Welcome committee start-up expense was \$55.00. Waterfall pump cover was \$344 paid from Capital funds.

Committee Reports:

Beautification: Jim is working with B&G, Beautification & Landscaping (BGBL) Committees. Karen asked if the beautification committee proposal was approved by the board yet. Jim explained that some of the items on proposal was overlapping with the other two committees. The board approved \$2,000 out of operational budget for the year which includes the Beautification & B&G, which this needs to be separated out so the committees know how much they have in their budget. \$10,000 has been placed marked in capital funds in long range planning for Beautification. The BGBL group will meet with Jim soon to separate the budget between the committees.

Social Committee: Megan Heilman reported that we made \$1,000 from the Tag Sale. Great job everyone, thanks for your hard work. The Deck party will be May 19, beginning at 5:30, it is free and everyone is asked to bring one side dish. Sign up sheet is located on the credenza in the clubhouse. We hope everyone can make it.

Clubhouse: "Clubhouse still exists", thanks Gifford.

Landscaping: Jim Czekalski sent a report that Greenman has started weekly maintenance, taken weed control measures and started cutting the grass. They will focus on removing vines and taking care of shrubs.

Building & Grounds: Mike Heilman reported that this past winter was not kind to our irrigation system. They had to repair another irrigation pipe that was damaged by the weather. He and Jack Cowling were very busy this past month. They removed the one tree from common property that was dying by the pond pump. They also did a lot of work to the pump system and installed the water pump cover-decorative rock. These two men do an incredible amount of work for the community and deserve all of our thanks.

Caswell Beach Liaison: Deborah Ahlers reported on the beach renourishment project. Work will begin May 15. The contract calls for special procedures for turtles, the project will be disruptive, but will be finished by mid August. They will have access areas over the pipes for access to the beach/water. The volleyball poles have been removed from the beach for protection from the project. Opening on Town Council, town asking for interested persons to send them their resume. Slow traffic signs will be installed on the streets again this week.

Reservations: Bo Plant sent a report that we had no paid reservation for the Clubhouse for May.

Architectural Review Committee: Peter Koch reported that the ARC approved 2 requests, one for paint door and enclose screened porch.

Caswell Beach Plantation: Received Directors & Officers insurance policy, no increase. Money for the insurance was already collected.

Pool Committee: Janie is filing a Small Claims Court in an effort to recover funds from Wilmington Pools for work they did that was sub-standard and did not meet the Brunswick County requirements. We are filing for \$4,900 to be returned to the Arboretum. Cost to file is \$45.

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

Sunshine & Welcome committee: Sue Clarke reported that the committee has made several Red Books, which include a gift of ARB bridge art cards. These cards are available to everyone for \$6. Printed copies of the Red Book are available to any owner that would like one.

Old Business:

Street Lighting: Jim Plant reported that BEMC has ordered the new "dark sky" LED light heads and will replace the street light heads and paint the poles in the upcoming months. They are looking into options for replacements for fixtures on brick walls. Jim noted that there is no cost to us for the replacement or painting. We currently pay around \$1,100 per month for street lighting, which is less per pole than other subdivisions because we are grandfathered into this pricing. "Secretary's note: cost is verified at \$1,137 a month for street lighting".

Survey: Marty explained we are handing out a cover letter and survey to the ARB owners. We will be emailing and hand delivering these surveys which are due back to the box located in our clubhouse. We hope that everyone will take a few minutes to give us your ideas and feedback.

Open Questions & Comments:

Mike asked if we should also hand deliver the ATMC survey info to everyone. Here is a list of people that volunteered to hand deliver the ATMC survey:

Bob Ahlers – Wisteria, Frank Lisnow – Narcisus, Marty Clark – Snap Dragon, Mike Heilman – Mimosa, Dan Donovan – Flowering Bridge Path, Megan Heilman – Alysum, Bob Ahlers – Palmetto, need someone to do Periwinkle.

Mary Bausch read her letter regarding our landscaping service issues: “Before we renew our annual contract with Greenman, we should form a task force to examine what services we want the company to perform and how frequently.

I am convinced that we should cease having the streets blown free of debris every week. The service is less offensive when there's nothing to blow then it's only the waste of arboretum funds and the noise and air pollution. The real problem occurs when there is plant debris. Blowing it onto homeowners lots or the islands are very bad choices.

Maybe the latter, the islands is a worse choice. Several years ago, the Beautification Committee was formed to choose plants to fill in the spaces on the islands where nothing was growing. The plants had not died suddenly; they gave up one branch at a time. It was not old age or lack of water. Mostly they were smothered to death. “ GreenMan Landscaping contract is up the end of 2018. The Building & Grounds, Beautification, and Landscaping (BGBL) Committees will work together to review the services needed and re-bid the contract out to other vendors the end of this year and better supervise the service.

New neighbors Doug and Kathleen Samuel, 404 Palmetto, introduced themselves, they just moved in last weekend. If you get a chance, please welcome them to our community.

Adjournment: A motion to adjourn was made at 8:15 pm by Marty, seconded by Frank, and approved unanimously.

The next monthly HOA meeting will be Tuesday, June 12th at 7:00 p.m.

Minutes submitted by Janie Schepker, Secretary