

Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, June 12, 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 15 residents.

Approval of Minutes: Janie moved to approve the minutes from the May Homeowners' meeting. The motion was seconded by Marty and passed unanimously.

Treasurer's Report: Tom Kehoe reported that as of the end of May, the Operating Fund balance was \$27,316. The Capital Items Fund balance was \$99,227. A couple of operating expenses out of ordinary in May were from repairing irrigation system \$213 for supplies, New Pool Tech, Jim Simpson, permit \$199, and new pool mats \$180. Sharon noted that Linde Johnson completed the 2017 audit of the ARB books and all was good, she was impressed by the complete documentation, thanks Tom for your efforts and work for the ARB.

Committee Reports:

Beautification: Karen Walsh had All in Bloom Landscaping come to look at ARB islands and they will present a design for the island plantings to the board, costing only \$125. Once approved, we will plant in fall after islands are tilled, starting with eight of the islands. Greenman worked removed excess dirt on two islands already.

Social Committee: Gretchen reported that the social committee found and purchased 12 used chairs for the clubhouse from the money made from the Tag Sale, They are considering purchasing a stove for the kitchen with the remaining money from the tag sale. Great job everyone, thanks to Mike for helping restore the chairs, which should be ready end of June. Mark your calendar for our Labor Day party September 1st. Caswell Dunes will be hosting the golf cart parade June 30th with a hot dog lunch.

Clubhouse: Gifford informed us that we had a water problem in the clubhouse hallway which was caused by the HVAC unit pan overflowing. A Plus HVAC unclogged the pipes and installed an overflow switch which will turn off the unit if the pan becomes full to prevent water damage to the clubhouse. Ceiling has a water stain but has dried out, will need to be painted. Company recommends our HVAC units and ductwork be replaced within a year, estimated cost is \$10,000. Sharon noted we currently have \$8,000 in reserve for the HVAC replacement. If we wait until off season, we could receive a discount from the company. Currently the units are functioning fine.

Landscaping: Jim Czekalski sent a report that Greenman continues their weekly maintenance, and removed vines and trimmed shrubs, pruned palm trees, trimmed kayak path, removed dead shrubs, and removed the two stacks of debris. They also removed soil from two islands, #8 & #14. They suggest we use triple shredded mulch for its fibrous quality that holds up well if we use mulch in the islands.

Building & Grounds: Mike Heilman reported that they had to repair another irrigation pipe and cut down the dead tree in common area by the bridge. Thanks Mike and Bob Ahlers. Jack Cowling completed another “cute” wooden house for our new irrigation timer. They are continuing to replace the clubhouse lights with LED as needed.

Caswell Beach Liaison: Deborah Ahlers reported that there was a water main pipe break on Caswell Beach Road that has been repaired which caused a water boil alert for a couple blocks on Caswell Beach. Once water is tested, the alert will be stopped. The Caswell Beach fire station merging with the Southport Fire station will be effective July 1st. Fire Chief, Charles Drew has done an excellent job of coordinating this process. Update on the beach renourishment project, project is going well. We had a turtle come to lay eggs which caused the worker to stop with all lights out until the turtle left. The workers remained quiet and enjoyed watching the turtle. The turtle group relocated the eggs and they continued back with their work. The dredge was down for three days, once repaired, work will start again. Deborah mentioned they will vote in July for the one open Commissioner position. They have several good candidates.

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

Architectural Review Committee: Peter Koch reported that the ARC approved 2 requests tree removal request and denied one.

Caswell Beach Plantation: Bob Ahlers reported that after the beach renourishment project is complete, the company will restore the dunes back to their original condition where they have been storing the pipes.

Pool Committee: Janie reported the installation of the pool floor mats and that we have a new pool tech, Jim Simpson, to help with the pool duties, thanks Jim!

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

Sunshine & Welcome committee: Reported they are all set up and will continue to welcome our new neighbors.

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 by end of June. They will continue to look into options for replacements for fixtures on brick walls, until then the current fixtures will be refurbished and LED lights installed in them. Janie noted that there is no cost to us for the replacement or painting. The only way to reduce our cost for the lighting would be to remove some light poles. We can look into this option later after improvements are complete.

ATMC: Marty reported that we had 66 responses to the ATMC survey, so we should be hearing from Chris Ward regarding their business plan to bring ATMC into our three neighborhoods. Thanks to everyone for taking the time to fill out the survey.

Survey: Janie reported that we have received 40 ARB surveys to date, thanks to those that have already turned theirs in. The due date is June 30th. We hope that everyone will take a few minutes to give us your ideas and feedback. The board cannot make any improvements without the majority of the communities support. Please fill out the survey even if you want things to remain the same. We need to hear from everyone. An email reminder was sent out this week and Dan & Frank volunteered to contact those that have not responded yet.

New Business:

Sharon mentioned that three board member positions, Marty, Jim, & Frank, will be expiring this November. Sharon has asked Janie to coordinate the Election Committee this year. Please let the Board know if you are interested in serving our community. Information will be sent out soon.

Open Questions & Comments:

Mary Bausch is concerned with the continued speeding in the neighborhood and several blind spots caused by plants at the intersections. The Board agree to look at the intersections to see what can be done to improve the visibility. Everyone, Please slow down and ask your guests and vendors to drive slow for everyone's safety.

Adjournment: A motion to adjourn was made at 8:30 pm by Frank, seconded by Marty, and approved unanimously.

The next monthly HOA meeting will be Tuesday, August 14th at 7:00 p.m.

Minutes submitted by Janie Schepker, Secretary