

Arboretum Community Association
Homeowners Annual Meeting
Saturday, November 6, 2021
Arboretum Clubhouse

MINUTES

President Sharon Remaly called the meeting to order at 11:00. Board members present: Kathleen Berry and Jim Conklin, with Mike Gray present via speaker phone. Deb Ader was unable to attend. Seven members were present.

ROLL CALL AND PROXIES:

Formal roll call was waived. In total, 73 members voted via actual presence or proxy.

MINUTES FROM 2020 ANNUAL MEETING:

Jim moved to approve the minutes as written. Kathleen seconded and the motion passed unanimously.

NOMINATING COMMITTEE REPORT:

Jim reported that there were no additional candidates beyond those on the ballot.

PRESIDENT'S REPORT:

Sharon listed many of the activities and accomplishments in the past year:

- While the Covid pandemic made the past year very chaotic, several meetings were held with owners and the Board kept owners informed of activities via newsletters and email updates.
- The Beautification, Building & Grounds and Landscaping groups have improved the appearance of the neighborhood by relocating plants and installing new plants, mulch and irrigation.
- Switching from Spectrum to ATMC early this year saves about \$1200 annually.
- A new Facebook page was created for the community and has been well-received.
- Competitive quotes were obtained and a contract was signed to replace the top of the entrance arbor and repair the arbor at the front of the clubhouse. The work was completed early this summer.
- Quotes have been obtained to replace the clubhouse deck surface and to resurface the tennis court area. The Board hopes to complete those projects in 2022.

Sharon expressed her appreciation to the current Board, for their service for the past year. She cited the Board's leadership and efforts to improve the community both fiscally and physically.

The Board also thanks the many volunteers who work throughout the year to keep the community running smoothly. The time and hard work and efforts of so many helps the community maintain our appearance and keeps our finances stable.

FINANCIAL REPORT:

Tom Kehoe reported that as of October 31, our Operating Fund Balance is \$61,571 and the balance in our Capital Fund is \$190,957. Sharon briefly reviewed highlights of the Capital plan and expected expenditures and balances for the coming two years.

FY 2022 PROPOSED OPERATING BUDGET & CAPITAL EXPENSE BUDGET:

Both of these documents were included in the Annual Meeting package that went to owners. Jim moved that the proposed Operating Budget be adopted and also that the proposed Capital Expense Budget be adopted. Kathleen seconded both motions, and the motions were approved unanimously.

ELECTION RESULTS:

Jim reported that Mike Gray and Gretchen Koch were elected for positions on the Board for the next 2-year term.

OPEN DISCUSSION, Q and A's:

Mary Bausch voiced her opinion that our landscaping contractor is not doing an adequate job pruning and maintaining our shrubbery. She suggested that the Board assemble a group of owner volunteers who are familiar with proper plant protocols, to trim and maintain our grounds.

ADJOURN:

Motion to adjourn was made by Jim with a second by Kathleen. The motion passed unanimously and the meeting adjourned at 11:35.

Respectfully submitted:

*Sharon Remaly
for the Secretary*