

**Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday June 14, 2022**

MINUTES

The meeting was called to order at 7:00 p.m. by President Jim Conklin. Board members present: Jim Conklin and Gretchen Koch. In attendance by phone: Deb Ader and Mike Gray. Absent: Kathleen Berry. Eleven residents were in attendance.

APPROVAL OF MINUTES: A motion to approve the Homeowners Meeting Minutes of April 12, 2022 was made by Gretchen Koch. Seconded by Deb Ader and passed unanimously.

TREASURER'S REPORT: Jim Conklin reported for Tom Kehoe the May 31st 2022 operating and capital account balances as follows:

- Operating Fund-\$27,004
- Capital Items Fund-\$163,083
- Capital Item Expenses-Clubhouse Deck \$7110 for a total project cost of \$32,514

COMMITTEE REPORTS:

Beautification: Karen Walsh was not present so Gretchen Koch reported for the Beautification Committee. They are working with Mike Black on the cost and timing of mulching and weeding and mulching of the pond area.

Building & Grounds: Mike Heilman reported that he and his crew of volunteers are working on several projects.

- Cleaned up the eyebrow, removing trees and trimming trees and bushes. They are now working on locating water to re-establish irrigation.
- Installed new blue tooth capable thermostats in the clubhouse.
- Completed some cleanup in the neighborhood prior to the Town cleanup.
- Repaired the walkway between the deck and the tennis courts
- Put the parking spots back in place at the tennis courts.

Landscaping: Joe Berry was not present so Gretchen Koch reported for the Landscaping Committee. Things are going well with the Landscaping Company. Work continues with Mike Black on weeding and vine removal.

Clubhouse: Sandy & Buddy Berry were not present so Gretchen Koch reported for the Clubhouse Committee. The Berry's wanted to thank the Heilmans who took on the Clubhouse duties in their absence. They also wanted to thanks the Moore's. Tracey and Craig Moore held Brook's graduation party at the clubhouse. They did a wonderful job cleaning up the clubhouse after the party. The clubhouse was recently inspected by the Fire Department. We have received a verbal communication that we are in compliance but we have yet to receive the new certification.

Pool & Spa: Doug Samuel reported. He reminded residents and guests to use the shower before entering the pool & spa. The final work on the new propane tanks had to be re-scheduled and should be completed soon. When this work happens and the

switch from solar to propane occurs, the temperature in the spa may be affected for a few days.

Reservations: Jan Sharber reported there were three events in June. One event is scheduled for July.

Security: George Czerw reported that the camera in the clubhouse has been replaced. He has ordered several additional cameras and parts. George said that our system is 12 years old and parts are becoming more difficult to find.

Architectural Review: Peter Koch reported and reminded residents to use the new ARC form. The new form is available in the clubhouse and on the website. Nine applications have been reviewed and approved since the April 2022 meeting. The ARC is asking residents to replant trees when they remove trees on their property.

Caswell Beach Liason: Sharon Remaly reported. The new Town Manager, Joe Pierce has been hired and begins in June. The new Town Building Inspector, Jeff Britt, has been hired and begins in June as well. The town is beginning a new recycling program. If successful, it may become fee based in the future. Publix now has barrels for Styrofoam re-cycling outside their store. Finally, the city is in the process of planning and approving their 2023 budget.

Caswell Plantation: Jerry Johnson reported that a full roster for the CP board is now in place and they have held their first meeting. The CP board met with Toby Bronstein and Dorothy Crawford to discuss signage for parking on Caswell Beach Road. It was clarified that Oak Island does not charge for parking. They have discussed it many times in the past but have never approved charging for parking. Jim Conklin said he does not want to request any signage change with the state as he does not want to bring any attention on this issue to the state since we cross state owned property to get to golf cart parking. Toby and Dorothy will work with the CP board to design an acceptable sign for the golf cart parking area. The sign will then come to the ACA Board for approval.

Social Committee: Megan Heilman reported the following:

- The Taco Party on May 19th was well received and enjoyed by all.
- The next event will be a Beach Party on June 21st at 7:00 p.m. The Social Committee is providing the entertainment. Please bring your own chairs and beverages.
- Caswell Dunes will be hosting the annual parade on July 4th. Registration begins at 9:00 a.m. and the parade begins at 10:00 a.m. The cost is \$3.00 for golf carts and \$ 1.00 for bikes.
- The Social Committee is in need of additional volunteers. Please contact Megan Heilman if you are interested.

Welcome Committee: Cathy Hahn reported there have been no new residents in the last two months. Several Get Well and Sympathy cards have been sent.

OLD BUSINESS:

Clubhouse Deck-This project has been completed. New ramps have been installed. Thanks to Deb Ader for coordinating this project. The deck will need to be sealed on an annual basis. Deb Ader will coordinate a working party to seal the deck in November/December of 2022.

Tennis Courts-This project is projected to begin in mid-July.

Pond Update-The town has applied for a grant to assist in covering the expenses for the pond. The earliest we may hear a response will be October 2022. Before any work can be done, we, as owners of the pond, must receive the appropriate permits for the work. The Arboretum Board has hired a consultant to assist us with the permit process, as the permit process is very complicated and requires multiple agency applications and permits.

Volunteers-President Jim Conklin said we are always in need of volunteers. He asked that anyone interested in volunteering should contact a committee chair or board member.

NEW BUSINESS:

Elections-Elections will occur in November. President Jim Conklin appealed to residents to consider volunteering for the HOA Board.

Alligators in Pond-Alligators periodically appear in our pond. For safety reasons, the board will be installing new signage, warning of alligators in the pond.

Golf Carts-Please remind guests and visitors to obey all traffic rules regarding golf carts to ensure the safety of all in the community.

Q & A:

Speeding along Caswell Beach Road and in the Arboretum continues to be a concern. The town is working on this issue. The town has passed new traffic regulations which now allow police to write more expensive tickets and allow them to ticket offenders in neighborhoods.

Mike Heilman brought up a potential hazard on the Golf Course. There is a dead tree at the stop sign as you exit the Arboretum. This tree may block the neighborhood entrance, as well as Caswell Village if it comes down in a storm. The tree is on Golf Course property. Mike asked that the board look into this issue.

MOTION TO ADJOURN: A motion to adjourn was made by Deb Ader and seconded by Gretchen Koch at 7:52 p.m.

