

Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, April 12, 2022 – 7:00 PM

MINUTES

The meeting was called to order at 7:00 PM by President Jim Conklin. Board members present: Kathleen Berry, Mike Gray, and Gretchen Koch. Absent: Deb Ader. Also in attendance were 28 residents.

APPROVAL OF MINUTES: A motion to approve the July 13, 2021 Homeowner's Meeting minutes was made by Jim. Seconded by Gretchen and passed unanimously.

TREASURER REPORT: Tom Kehoe reported March 31, 2022's operating and capital account balances of \$40,147 and \$207,574 respectively. He mentioned the following notable expenditures since January 2022:

- Annual Insurance payments for:
 - Wind/hail (\$3,114)
 - Directors and Officers) (\$2,196)
 - Homeowners (clubhouse): \$4,173
 - Umbrella policy \$375
- Down payment for new deck \$23,571 out of reserves (\$29,400 total cost)
- Two new propane tanks (\$2,292)
- Neighborhood drain scoping (\$3,147)

No HOA dues are outstanding.

Jim added that Tom Kehoe, after many years of managing the community's finances, would like to eventually transition the Assistant Treasurer role to an experienced volunteer. Please contact Tom and/or BOD if you wish to take on this role.

PRESIDENT'S BUSINESS:

Jim thanked the following people for their new Arboretum Community volunteer responsibilities: Sandy & Buddy Berry (Clubhouse Management), Jan Sharber (Clubhouse reservations), Kathleen Berry (Arboretum Website and Google Group).

Additional thanks to Doug Samuel for his oversight to replace the clubhouse propane tanks – a very large and time-consuming project indeed!

COMMITTEE REPORTS

Caswell Beach Liaison: Marty Clarke reported that a new town administrator/manager has been hired by the Town. The style of Caswell Beach government is changing from a council/administrator type to an Administrator/manager type. A town building inspector has also been hired who will be starting in May. Caswell Beach will be moving away from using the Brunswick County building inspectors to its own town managed building inspector.

Buildings and Grounds: Mike Heilman reported that he and a group of volunteers supported the recent beautification committee efforts to remove/move plants and shrubs. Irrigation systems have since been expanded or moved accommodate the changes.

Beautification: Karen Walsh was not present, but Gretchen reported that the Beautification Committee, along with Building and Grounds and volunteers, have removed all dead plants, transplanted many plants and planted twenty-three new plants and a tree. Spring clean-up and planting is complete. \$309 was spent on new plants. Karen will be working with Mowan Landscaping and Joe Berry (Landscaping Chair) on mulching and trimming plants across the front of the clubhouse.

Karen's report indicated that there is also a large limb that should come down in the wooded area by the service road and Narcissus. It is too big a job for Building and Grounds to tackle. BOD will take on this topic.

Landscaping: Joe Berry has indicated that Mowan has been fully on-boarded after starting as our new landscaping company in January. Mowan is following the maintenance schedule provided by the Beautification committee.

Clubhouse: Sandy & Buddy Berry reported that the annual clubhouse fire inspection has been completed and we are awaiting the 2022 certificate to be delivered.

Pool & Spa: Doug Samuel reported that the new tanks were installed 3 weeks ago, have been inspected and then underwent their final fill. The second phase of the installation (piping and fill of old tank with water) is forthcoming. Doug noted that he has discovered that we are able to heat the pool in summer via solar only.

Reservations: Jan Sharber reported that there are several Private events that have been scheduled in the upcoming months.

Security: George Czerw reported that clubhouse security is fully operational and secure.

Architectural Review: Peter Koch has reported that there have been 7 projects submitted for review thus far this year. Debi Hinkle is also revising ARC forms and procedures. Kathleen Berry will upload them on the website when they are available.

Caswell Plantation: Jerry Johnson reported that the CBP board has not met in several months and has not yet discussed the proposal to put new “resident” golf cart parking signs on the plantation owned property at the Pinehurst Beach entrance.

Social Committee: Meghan Heilman reported that the first social committee event, Happy Hour on April 1, was a success and ~ 70 people attended! The next event will be May 13th and is a “Taco & margarita party”.

Welcome Committee: Cathy Hahn was not present, but Gretchen reported that the Pacula's have been officially “welcomed” to the community.

OLD BUSINESS:

Clubhouse Deck replacement has started. Considered a maintenance item – total cost \$29,400. Planned for this year in the Arboretum LRP and funded in the 2022 capital budget. Should be completed before May 13th. It was brought to the board’s attention that the contractor is using non-stainless nails and that stainless nails or screws should always be used in this area. Jim Conklin took the action item to discuss with the contractor.

Tennis/Pickleball court repair agreement has been signed. Considered a maintenance item – total cost \$58,655.00. Planned for this year in the Arboretum LRP and funded in the 2022 capital budget. Marty Clark, Joe Berry and Rob Serra led the committee to identify the best design and recommended vendor. Alex Berry (Joe and Kathleen Berry) provided pro-bono engineering drawings to assist with the vendor bidding and selection. Work is estimated to start in 6-8 weeks but the exact date is yet to be determined. Per Marty, the court will be stripped, bird baths/cracks fixed, new base installed, and 1 tennis court, 3 pickleball courts (1 with a portable net) and basketball area will be installed.

There was a question about whether we could include the removal of the old light posts in with this current project, but the removal of the old lights is not in the scope of this project (nor in the court vendor’s expertise). To be discussed by the board as a potential future project.

It was noted that the Clubhouse Deck replacement cost (slightly under budget) and the Tennis/Pickleball Court repair projects costs (slightly over budget) offset each other, and we are within our planned capital budget for these two items combined.

Arboretum Pond. The Town of Caswell Beach is working on submitting grant proposals to fund the dredging of our pond by the bridge and to fix its ingress and

egress points. This is a part of an overarching stormwater project examination by the Town of Caswell Beach. Obtaining a grant might be difficult, but not out of the question, because the ponds are Arboretum private property. ACA Board representatives have also met with our pond maintenance representative (All About Ponds) and a Brunswick County Pond expert to discuss remediation plans to help with the algae and silt problem. Both have made several suggestions for improving the health of the pond and suggested that dredging the pond is a recommended first step to obtain a healthy ecosystem (and should take place subsequently every 10 years). If a grant is not obtained by the town, our community will have to explore internal funding options.

One fountain is out for repair, with no eta. It was noted that it gets clogged frequently due to the shallow depth of the pond. Depending on the cost for repair, we may buy a new fountain and forego the repair.

Q&A:

Golf Cart Parking at the Pinehurst. Toby Bronstein and Dorothy Crawford brought for discussion the fact that our golf cart parking at the Pinehurst entrance is becoming more crowded as our island becomes more popular. They suggested new signage on the CBP owned property (“Private Parking Only” or something thereof) and a sign sending non-Caswell Beach residents to the public beach down the street. There is currently a sign that says, “Golf Cart & Bicycle Parking Only”. In addition, they are concerned about the extensive car parking of the Turtle Preservation society at times, further limiting the parking during peak holidays.

It was discussed that there has been a lot of research done in the past on this topic (thank you, Sharon Remaly), but there is uncertainty on how to best proceed because it is very complicated and we, the Arboretum, do not “own” any of the properties, on which we are allowed to park our golf carts.

Some notes from our discussion:

- The first area of parking (immediately adjacent to the bike racks) only contains 6-8 spots for golf carts and is on Caswell Beach Plantation property. We park there on plantation approval – the Arboretum and the other HOAs do not own this property individually. Placement of new signs on this property requires the approval of the CBP board consisting of representatives from the Arboretum, Caswell Dunes, Ocean Greens and Ocean Greens Condos associations.
- The property adjacent to the first area of parking and the other parking area across Pinehurst are NC DOT property. The NC DOT owns 25-30 feet on either side of the center line of Caswell Beach Road (NC Highway 133) Some folks worry that we would lose access to this parking (additional 20+ spaces) should we start trying to limit who is allowed to park their golf carts at the Pinehurst entrance.
- An arial map of the area in question was available at the meeting and has been attached to the minutes for your reference.

It was agreed that an Exploratory Committee will be formed to investigate the golf cart parking topic. It will be led by Toby Bronstein and Dorothy Crawford to explore out options. They have been asked to submit their findings and their recommendation to the Arboretum HOA Board of Directors.

During the parking discussion, it was brought up that speeding on Caswell Beach Road has increased and some feel it has become a danger to pedestrians. Marty Clarke indicated that the Town of Caswell Beach is focusing on reducing speeding on our roads. The town has purchased a new radar gun and Town tickets are now able to be issued. These will not go against insurance but will hopefully be a deterrent as they must be paid directly to the town within 3 days, or they will turn into NC tickets. It was noted that you should always use the crosswalk provided and wait until a car indicates it is stopping before stepping out into the roadway.

MOTION TO ADJOURN: A motion to adjourn was made by Jim, seconded by Mike, and passed unanimously. Meeting was adjourned at 8:00 PM.

Respectfully submitted,
Jim Conklin, for the Acting Secretary Kathleen Berry

NOTE: Next meeting is June 14th, 2022 at 7:00PM.

Note: Below is the picture of parking area in golf cart discussion. This arial photo was made available for those who wished to view it at the meeting. NC DOT owns from the center of Caswell Beach Road to 25-30 feet either side as indicated by the yellow lines in the picture.

