

Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, August 9, 2022 – 7:00 PM

MINUTES

Meeting called to order at 7:00 PM by President Jim Conklin. Other board members present: Kathleen Berry and Gretchen Koch. Absent: Deb Ader and Mike Gray.

Also in attendance were 9 residents.

APPROVAL OF MINUTES: Jim Conklin motioned to approve the June 2022 Homeowner's Meeting minutes. Motion seconded by Gretchen and passed unanimously.

TREASURER REPORT: Tom Kehoe has just returned from vacation and was not able to be in attendance. He is in the process of producing the year-to-date report.

COMMITTEE REPORTS

Caswell Beach Liaison: Sharon reported that Joe Pierce, the new Town Manager, has settled in and is doing an excellent job. He has hired a new Town Clerk, who will start work on August 22, and a new Finance Officer who begins September 6.

The town has been awarded funds from several federal and state programs. Some funds have already been designated for new police radios and other equipment, and for replacement pumps and other stormwater improvements. The town is also poised to get additional funds from a state program which can be used to pay for infrastructure improvements, and Commissioners will be discussing priorities for these funds. The town should get a decision in October on the application for a grant to dredge the ACA pond. The town has also applied for a grant to replace the handicapped walkway to the beach at the public parking access.

Buildings and Grounds: Gretchen reported for Mike Heilman that the following activities were completed this month by his team of volunteers:

- June 15 – dug up and hauled off the palm tree stump down by the pond (Jack & Mike)
- June 21 – replaced all rusty fasteners with stainless steel on both the love seat and the shroud around the electrical boxes down at the pond in preparation for repainting.
- June 23 – repaired and adjusted irrigation on 10 of the islands
- June 24 – cleaned the waterfall basin and pump filter

- June 29 – repaired front irrigation system controller, Treated Arboretum sign with Rid-o-Rust
- July 5 – replaced the motion sensor light over the door to the poolroom. (Jack & Joe)
- July 7 – spent half a day tracking down water meter numbers to support a request for Mr. Kehoe about high usage. Repaired heads on two islands. Cleaned the waterfall basin and filter. Also weed whipped the plants around the waterfall formation.
- July 8 – bought posts and mounted an installed two “Alligator in Pond” signs. One on each pond. (Bob & Mike)
- Replaced one sprinkler head near the clubhouse front entrance.
- Installed a “no dumping” sign on the area back on Alyssum that the B&G team uses for *temporary* debris storage when it was found some residents were dumping their yard debris there.
- July 9 – cleaned a 39-gallon garbage can of leaves and debris out of the gutters over the back deck after Sandy said they were dripping over the back door during a recent rainstorm.
- July 11 – repaired a half dozen spray heads. Animals like to nibble the tops off when it gets dry.
- July 12 – Someone stole 6 of the island signs (2, 4, 5, 10, 19, & 22) so I bought the material and reproduced them, then installed them.
- Replaced a missing cap on one of the 4-inch restrictor pipes. Jack
- Cleaned out the swell drain on Flowering Bridge Path. Jack
- July 13 – Trimmed some limbs hanging over the road and streetlight on Narcissus.
- July 18 – Replaced 10 of the bricks damaged by large trucks on the wall at Narcissus and Flowering bridge. (Bobby Jack Mike Joe)
- July 27 – installed faucet on well pump at clubhouse to allow for well water vs paying for town water.
- Trimmed some wax myrtles hanging over the deck. Cleaned the waterfall and pump filter screen.
- July 28 – replaced fluorescent tube in utility room (Jack)
- Aug 4 – Fabricated new brackets and attached the new sign on the gate to the tennis courts and reattached the two existing signs.

To our building and grounds committee: Thank you from the entire community for all your volunteer efforts. Your team’s hard work and dedication helps keep our neighborhood looking lovely.

Beautification: Karen Walsh was not able to be present, no recent beautification efforts to report on.

Landscaping: Kathleen Berry reported for Joe Berry that Mowan continues to follow the maintenance schedule provided by the Beautification committee. Recent additional cleanup activities included the area behind the clubhouse deck and trimming the bushes in the front of the clubhouse.

Clubhouse: Sandy & Buddy Berry reported that a leak in the air conditioner has been repaired. Buddy has also painted the area near the leak. A new heating/maintenance

contract has been set up with Bell's. **Clubhouse will be closed to everyone on Thursday, August 11 for rug cleaning.**

Pool & Spa: Doug Samuel reported that the Pool & Spa is going well. Gentle reminder to please have kids shower off before going in the pool if coming off the beach. He has received confirmation/commitment from Diversified that they will be running the last remaining pipe on September 14th. Doug is compiling a plan/funding request for small projects to maintain the pool area (for example: repair blistering on the pool area, replacing the heater for the spa, repaint the deck around the pool, fix concrete around the spa, etc.). More information will be forthcoming. Linda Serra has volunteered to help with the pool maintenance.

Reservations: Jan Sharber was not able to be present, no upcoming efforts reported on.

Security: George Czerw oversaw the repair of the security locking system (required new circuit boards). It is likely the failure resulted from the lightning strike in July. Clubhouse security is once again fully operational and secure.

Architectural Review: Peter Koch has reported that there have been 5 tree removals, 2 paint jobs, 1 fence installation approved by the ARC recently. Reminder that pine tree beetle information has been emailed by ARC to our homeowners. Peter has also forwarded this information to the other local Caswell Beach HOA communities and to the town of Caswell Beach.

Caswell Plantation: Jerry Johnson not able to be present, no CBP efforts reported on.

Social Committee: Meghan Heilman not able to be present, no events currently planned.

Welcome Committee: Cathy Hahn reported that there have not been any new folks to welcome recently. New homeowners on 501 Periwinkle, closed on Friday, Aug 4 will be welcomed now that Jim has been able to obtain their contact information.

OTHER BUSINESS:

Clubhouse Deck replacement has completed.

Tennis/Pickleball court repair has completed. Some funds are being temporarily withheld from the contractor as some very minor issues discussed. (Marty Clarke leading this effort.)

Arboretum Pond. The Town of Caswell Beach has submitted the grant proposal to fund the dredging of our pond by the bridge and to fix its ingress and egress points. Response from NC not expected until at least October of this year.

Golf Cart Parking at the Pinehurst. Toby Bronstein and Dorothy Crawford were not able to be present, but it was mentioned that they are making progress and are in final discussions with the Caswell Beach Plantation Board for the installation of CBP Private Parking signs.

Volunteers – Jim mentioned that we are always looking for new volunteers who help to keep the neighborhood what it is (as well as keep our HOA dues reasonable!) Here is a link to the committees – feel free to reach out to one of the committee chairs if you have some availability: <https://arboretumhoa.org/redbook/people-places-and-social-events/committees>

Elections - Elections for next homeowner's association board will be occurring at the annual meeting in November. Two of the three board members, whose terms are expiring, are not running for reelection. This is a great opportunity to get involved in the association!

Alligator(s) – have been identified as regular residents in the pond at the bridge. Signs have been put in place to bring awareness. Please be careful when walking in this area, especially with visiting children and pets.

HOA Homeowner's Monthly meetings - Jeanne Campbell asked when the board will resume monthly HOA Community meetings as it is an effective way for folks to have timely information as well as encourage community involvement. It was agreed to resume monthly meetings starting in September.

MOTION TO ADJOURN: Kathleen made a motion to adjourn the meeting and was seconded by Gretchen. Passed unanimously. Meeting adjourned at 7:37 PM.

Respectfully submitted,
Jim Conklin for the Acting Secretary Kathleen Berry

NOTE: Next meeting is Tuesday, September 13, 2022, at 7:00PM.

Additional information: There is a freestanding basketball net outside the gate to the tennis courts. If you want it, it's yours - "first come, first served." It will be there a week, after which it will be hauled off.

Community Links:

[Clubhouse calendar](#)

[Arboretum Website:](#)

[Arboretum Facebook Group](#)

[Arboretum Committees](#)