

The Arboretum Community Association

Homeowners Annual Meeting

Saturday, November 5, 2022

Arboretum Clubhouse

MINUTES

President Jim Conklin called the meeting to order at 11:00.

Board members present: Jim Conklin (President), Mike Gray (Vice President), Gretchen Koch (Committee Liaison), Kathleen Berry (Treasurer). Deb Ader (Secretary) was unable to attend.

49 HOA members were present.

**RECOGNITION:** Jim Conklin recognized Tom Kehoe for his 20+ years of financial management service to our community. No small feat and greatly appreciated! He was presented a gift card for a meal at Edgewater 122 in Southport and meeting attendees were encouraged to sign his thank you card at the clubhouse entrance.

**ROLL CALL AND PROXIES:** Formal roll call was performed. In total, 66 members voted via actual presence or proxy.

**MINUTES FROM 2021 ANNUAL MEETING:** Gretchen Koch moved to approve the 2021 minutes as written. Motion seconded by Mike Gray and the motion passed unanimously.

**FY 2022 PROPOSED OPERATING BUDGET & CAPITAL EXPENSE BUDGET:** Both budget documents were included in the Annual Meeting package that went to owners. Mike Gray moved that the proposed Operating Budget and that the proposed Capital Expense Budget be adopted. Gretchen Koch seconded both motions, and the motions were approved unanimously.

Homeowner dues will go up \$100. 2023 HOA Dues: \$1600 per annum (\$800 due in January, \$800 due in July)

Dan Donovan reiterated his objection to the 2023 capital budget over his concern of refreshing the reserve study in 2023.

**ELECTION RESULTS:** 3 folks have been elected to serve on the Board for the next 2-year term. Kathleen Berry (incumbent), Jerry Johnson, and Ed Walenciak.

## **OPEN DISCUSSION, Q and A's:**

- Dan Donovan voiced concern that the board has approved a reserve study to take place in 2023. Jim Conklin explained that the board and the reserve study committee agreed that due to inflation, performing the study refresh one year earlier than planned was prudent in order to ensure we are saving enough money for future capital expenditures.
- Kathleen Berry mentioned that the board is always looking for opportunities to save the association money. Recently, we eliminated the cable box in the club house at an annual savings of \$45.89 per month off our Focus bill (\$550.68 annually). The smart TV is still in service and can be used for streaming. If anyone has any operating savings ideas, please send them along!
- Mary Bausch mentioned that adjusting the clubhouse temperature settings could be an opportunity. Mike Heilman announced that the clubhouse thermostat was just replaced with a "smart" thermostat and adjusting the settings is an easy possibility.
- Mayor Deborah Ahlers provided an update on the dredging of the pond. Deborah and her team have been working diligently for the town to be awarded state grant(s) to dredge the pond at the bridge. The town has secured funding, we are waiting on permits to begin work.
  - Jerry Johnson asked whether a downstream impact study had been performed. Deborah explained that there was an engineering study, available for review, and that there should not be any downstream impact. The new inflow/ outflow structures will allow us to drain the pond in preparation for a severe weather event.
  - Jackie Santos asked if it was ok to clean out the overgrowth along the stream behind her house. She was informed it is ok to do, but by hand only – no machines can be used.
- Doug Samuel provided an update on the Clubhouse Spa. The spa's booster pump no longer meets NC state guidelines. It remains closed while options are explored to make us compliant.
- Kathleen Berry provided a brief update on the bridge restrictor damage that occurred on October 6<sup>th</sup> when it was heavily damaged by a U-Haul driver. A claim has been opened with our insurance company who will help us to pay for the repair as well as recoup monetary damages from U-Haul and the driver of the U-Haul.

## **ADJOURN:**

Motion to adjourn was made by Kathleen Berry and seconded Mike Gray. The motion passed unanimously, and the meeting adjourned at 11:40.

Respectfully submitted:

Kathleen Berry for the Secretary