

**Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, March 14, 2023**

MINUTES

The meeting was called to order at 7:00 p.m. by President Gretchen Koch. Board members present: Gretchen Koch, Kathleen Berry, Jerry Johnson, Mike Gray (remote), and Ed Walenciak. Eleven residents were in attendance.

APPROVAL OF MINUTES: A motion to approve the Homeowners Meeting Minutes of February 14, 2023 was made by Jerry Johnson, seconded by Kathleen Berry, and passed unanimously.

TREASURER'S REPORT: Kathleen Berry reported the following:

All homeowners have now paid their January dues.

Cash on hand: \$258,229.78

Capital Reserve

- Reserve On-hand for the 1st half of the year: \$196,881
- Planned spend in 2023 (per approved Capital Budget): \$23,383K
- No February capital spend occurred

Operating Expense

- Total expense budget for 2023: \$100,750
- Spend in February: \$6,443.11
- Total operating expense spend to date: \$16,535.70

A motion to approve the Treasurer's report was made, seconded, and passed unanimously.

COMMITTEE REPORTS:

Caswell Beach Liaison: No report.

Building & Grounds: No report.

Beautification: Jerry Johnson provided a report from Pat Conklin: Building and grounds had addressed all items from last report.

Landscaping: Joe Berry reported that the landscaper is weeding the islands, and work is progressing well.

Clubhouse: Sandy Berry replaced the batteries in the clubhouse exit signs. The exit signs were the only issue in our last fire inspection. The fire inspector will reinspect in 30 days.

Pool & Spa: Doug Samuel reported that they investigated where the leaks in the spa were, and were able to isolate the location, but it's in an area that's not accessible. The pool contractor provided a chemical additive that could seal the leak by running it through the spa lines. Doug and Jack Drum added the chemical, ran the pump, and after 72 hours the leak appeared to be fixed. The water level was not changing. They will redo the check after another 72 hours. Doug noted that there is no guarantee that the chemical fix will be permanent, but can be redone in the future if necessary.

Board will address the fixes to the spa air pump (\$1700) once we know the leak has been resolved. The spa also has a heater replacement planned in the budget (\$3000).

Reservations: Jan Sharber reported that the clubhouse will be used for the Arboretum Tag Sale on April 29th, so the clubhouse will not be available for other uses that week (April 24-30) due to intake of items, setup, event, and cleanup.

Security: George Czerw reported that everything is working as planned.

Architectural Review: Peter Koch reported that two tree removal projects and a roof removal were approved.

Caswell Plantation: Jerry reported that the plantation is planning to put a maritime forest information sign by the bike rack at the community bike/golf cart parking area. It will be put where there is currently a bike rack sign, which will be removed.

Social Committee: Jerry Johnson provided a report from Megan Heilman:

1. St. Patrick Days dinner was cancelled due to lack of sign-ups.
2. The "Tag"/garage sale will be April 29th. Input of items for the sale will begin on April 23rd at the clubhouse.
3. Deck party is planned for Saturday June 3rd. Admission charge will be an appetizer or desert.

Welcome Committee: Cathy Hahn reported that there were no new families this month. Sympathy cards were sent to families that had a loss.

OLD BUSINESS:

Pond Dredging update – Gretchen Koch reported that the board met with members of the Golf Course board and Deb Ahlers from the town of Caswell Beach to discuss current plans.

Plan is to reduce the new dam height to the height of the existing dam with the gate at the top open. This will reduce the current flooding at the Smyre's house and on the golf course property. The engineer who designed the new dam will be hired to update the study, with the change to the dam height. The engineer's fee (\$800 estimate) will be paid from the funds provided in the grant that the town procured. Lee Smyre had noted that the pond has a spring near the base of the dam, that provides water to the pond even if there is no input from rain or golf course irrigation.

Motion was made by the board to approve the cost of the engineer for updates to the study, and passed unanimously.

Wall Lights update – BEMC met with Jerry Johnson and BEMC is still trying to find alternative light bulbs that will reduce the brightness of the wall lights. In the meantime, they unscrewed some of the wall bulbs to reduce the brightness.

Insurance – Deb Ader is continuing her work for the Arboretum in the insurance area. There will be an increase in our rate this year due to added property damage for the clubhouse sports courts and the pond, and due to a planned addition of coverage for crime insurance for computer fraud involving ACA's funds. (\$1400 increase, \$382 of which is for the added fraud insurance). Other insurance companies were not interested in providing coverage due to different issues, such as there being an open claim for when the first restrictor had to be replaced, and a previous claim from a lightning strike at the clubhouse.

NEW BUSINESS:

Speed Monitor Sign – Dan Donovan requested that the town of Caswell Beach move the speed monitor sign that is currently at the Arboretum entrance to alert drivers at other community locations. The town said that the request needed to come from the Arboretum board. His request was to move the monitor near the intersection of Flowering Bridge and Palmetto, and then leaving the arboretum near the intersection of Flowering Bridge and Snap Dragon. Discussion was had on the merits of having the sign in the community, and the board approved requesting the town to move the sign for two weeks at each of the locations.

Q & A:

Oak Island Parking Question – Doug Samuel asked if anyone had details on the Oak Island parking changes. Gretchen, whose house is in the town of Oak Island, described that the changes don't affect Caswell Beach. It was noted that the Caswell Beach public parking lot is on property owned by the power company, so the town of Caswell Beach isn't making similar plans for paid parking.

MOTION TO ADJOURN: A motion to adjourn was made, and approved.