

**Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, June 13, 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, Ed Walenciak, and Mike Gray (remote). 31 residents were in attendance.

APPROVAL OF MINUTES: Gretchen Koch corrected the previous months minutes regarding the maintenance of a homeowner's yard. At the meeting she had offered to call the owner of the property to offer suggestions of a new lawn service or help finding a new property maintenance company. A motion to approve the Homeowners Meeting Minutes of May 9th with the correction was made and passed unanimously.

TREASURER'S REPORT: Kathleen Berry reported the following:

Cash on hand: \$219,454

Capital Reserves

- Reminder our planned spend in 2023 (per approved Capital Budget): \$23,383K
- No spend in May.
- Spend to date: \$5382

Operating Expenses

- Total expense budget for 2023: \$100,750
- Spend in May: \$7,486.87
- Spend to date: \$60,987.78

News:

- Semi-annual dues collection - July invoices will be emailed out June 26th.

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

Kathleen stated that the board had decided to hire a bookkeeper to assist the treasurer. The neighborhood in previous years had a paid bookkeeper who retired. She recommended the new bookkeeper.

Janie Donovan will be stepping down as assistant treasurer with the hiring of the bookkeeper. Thanks to Janie Donovan for her work as assistant treasurer, and in transferring the community financial data to an electronic online version.

A question was raised from an attendee about the cost of the bookkeeper. It will be \$225 per month.

COMMITTEE REPORTS:

Caswell Beach Liaison: Marty Clarke reported that the town approved the budget for next year. The assessment rate is now .17 per \$100 of property value, versus the old rate of .28 per \$100. Reduction was due to increases in the county reassessment of home values.

It was noted that work on the Joe Obrien pathway to the beach was completed. The work looks great and we're grateful to the town for it.

Building & Grounds: Mike Heilman reported

- May 12/13 – installed new wireless rain sensor on the irrigation system at the clubhouse. The old one wasn't working, it had wires running down from the roof and it was not in a great place. It was covered by the tree canopy and not fully exposed to rainfall. With the future clubhouse painting I also didn't want to run more wires all over the siding. The sensor is wireless and can work up to 800 feet away from the timer/controller I put it up on the rain gutter in the back of the clubhouse.
- May 13 – while I had the ladder out installing the sensor I cleaned out the gutter on the back deck. Also readjusted the spray heads for the pots on the front deck.
- May 14 – removed all drip lines from the grasses that used to surround the old restrictor. Beautification is moving them in prep for dredging.
- May 17 – repaired some drip lines on island 4 that got damaged moving the grasses. Added irrigation heads to 5 of the grass clumps and adjusted one of the sprinklers to cover two grass clumps near the pond.
- Troubleshoot some electrical problem at the well head near the pond. Adjusted all 13 of the timers to water every day instead of every 2 days.
- May 19 – did some small leaf and limb clean-up around the neighborhood prior to the towns pick up starting on Monday. Also had a problem with the Combi tool and had to take it to Mulligans in Shallotte (Authorized Stihl repair where we bought the set.) They did not find any issues so I made the trip for nothing.
- May 22 – Dug the White Oleander stump out by the pond all the time keeping one eye on the 8 foot alligator that was cruising around.
- June 1 -- trimmed the transplanted grasses at the corner of Narcissus and Flowering Bridge.
- Found and replaced the two U-shaped Fluorescent bulbs in the social (Electrical) room.
- June 4 – cleaned the grills after the Deck Party
- June 5 – took the bulbs and one of the old propane tanks that was really badly rusted to the Doshier recycling center. I ran my propane heater out in the driveway all night to use up the propane.
- Adjusted some of the wall lights to make them a bit more consistent.
- June 7 – fixed a spray head on island 5 that was spraying in the street (Requested by Joe Berry).

Beautification: Jerry reported from Pat Conklin:

- Purchased 5 lantana plants and replaced some of the dead ones at the intersection of Palmetto and Allysum. They appear to be doing great and I will evaluate whether to add more this fall.
- Gretchen, Leesa, Jim and I, with the help of the Kabuto, removed the grasses that had surrounded the original "goal posts" at the bridge that were removed when the new barrier was put in. They were transplanted to various locations in an effort to save them/ save money. Some do not appear to be doing well and they will be removed in the near future if that continues.

Landscaping: Joe Berry reported that Mowin landscaping completed work improving visibility at the intersections and islands. The clubhouse shrubs need work and Joe will notify Mowin.

Clubhouse:

ACA Homeowners Meeting Minutes

- Clubhouse painting has been completed. Thanks to the paint committee for choice of new colors: Linde Johnson, Sandy Berry, Meghan Heilman, Jan Sharber, and Kathleen Berry.
- Tim Costa, the contractor painting the clubhouse, caulked the skylight that has been leaking. The skylight will be monitored to see that the problem was resolved.

Pool & Spa: Doug Samuel reported:

- The old propane tank for the pool heater was emptied and is now filled with water.
- Doug is working with pool company Carolina Creations on the spa. Doug is also having discussions with vendors having other options for the spa.

Reservations: Jan Sharber – no new report

Gretchen reported that there are opportunities for multiple speakers to come to the clubhouse:

- The wildlife representative that came to the pond to observe the alligator can come to do a talk about alligators.
- The fire chief can do a life-saving class (e.g., CPR).
- County EMS can do an AED instruction class.

Security: George Czerw reported that a new battery for the clubhouse security backup power system has been obtained and will be installed during a time of low use.

Architectural Review: Peter Koch reported that approval was given for a door painting, shutter paintings, a deck addition, and modifications to existing requests. The ARC will request information from people who cut down trees on replacement plans.

Caswell Plantation: Jerry Johnson provided details on the Caswell Beach Plantation's (CBP) Maritime Forest Maintenance Committee's plans to remove invasive plants from the maritime forest. The initial activity will be a trial area where they will identify plants that will be removed so that everyone can see the impact. The trial area will be roped off on the left side of Pinehurst as you enter the neighborhoods. See the separate PDF file for more details on the project.

Social Committee: Megan Heilman reported

- The deck party was a success on Saturday June 3rd, with 60 people attending.
- Ocean Green is hosting the Fourth of July golf cart parade this year, on July 3rd. The rain date is July 5th.
- A beach music party will be held on June 21st, with Jerry McCarthy.

Welcome Committee: Cathy Hahn reported that the Laffertys were welcomed to the neighborhood. They will be coming from Aurora Illinois.

OLD BUSINESS:

Pond Dredging update – The dredging is awaiting estimates from subcontractors who will be doing work on the new dam, shoreline maintenance, and dredging. It does not appear that there is a large amount of sediment in the pond, so any dredging, should be minor.

Wall Lights update – No new update; still waiting on BEMC to order lower watt lights for the walls. Jerry will request a meeting with BEMC at their office, to see what the status is.

Bridge painting and beam repair – Work is planned to sand and repaint the bridge. The main beams are also in need of repair or replacement. The last work on the bridge structure was in 2012, but that replaced the super-structure, not the beams that the super-structure rests on. Replacing the beams will require a large crane, increasing the expense.

Still waiting on estimates.

Nominations for the 2024 Board

Two positions are up for election for the next board, and at least three names are desired.

Mike Gray will not be running again and will chair the nomination process. The community bylaws state that the nominating committee needs to have three members, so two additional committee members were requested. Carol Pitts and Jeanne Campbell volunteered to be on the nominating committee. Gretchen is planning on running again.

Covenants/bylaws update

In 2020 three addendums were proposed to the covenants. The community approved the one (#13) clarifying that work trailers are allowed to be stored on a homesite during a residents' renovation project and the one (#6) clarifying that when the ARC approves a homeowners' application, work must be completed within a year of the application. The one (#19) for allowing personal trailers in the neighborhood was not approved. These updates were on the Arboretum website in the public area, and the resident area has now been updated with the approved amendments.

Link to the amendments: [ADDENDUM-November-2021-to-Covenants-6-and-13](#)

Toby Bronstein that the unapproved change be brought up again for approval by the community. The board will review the amendment for inclusion in the next annual meeting.

NEW BUSINESS:

Golf Cart Beach Parking Area

Questions have been brought up about being able to restrict the use of the golf cart beach parking area to Caswell Beach Plantation residents only. Discussion ensued on multiple ideas for restricting access to the golf cart parking.

Jerry Johnson will meet with neighborhood members that have brought up the ideas, and then see if the Caswell Beach Plantation agrees with modifying the maritime forest near the parking area, to allow modifications that will allow restrictions on access to the parking area, and possibly increase parking.

MOTION TO ADJOURN: A motion to adjourn was made and approved. Meeting adjourned at 8:20.

Next homeowners meeting will be Tuesday July 11th, 2023.