

**The Arboretum Community Association
Homeowners Annual Meeting
Saturday, November 4, 2023
Arboretum Clubhouse**

MINUTES

President Gretchen Koch called the meeting to order at 11:00.

Board members present: Gretchen Koch (President), Mike Gray (Vice President), Jerry Johnson (Committee Liaison), Kathleen Berry (Treasurer), Ed Walenciak (Secretary).

43 HOA members were present.

President's Report

Gretchen Koch made the following report:

Thank you for attending our Annual Meeting- Glad to see so many residents! As we get started - I just wanted to thank some folks who are important to the day to day running of our community.

First the Committee chairs:

- Caswell Beach Liaison- Marty Clarke
- Buildings & Grounds- Mike Heilman
- Beautification- Pat Conklin
- Landscaping- Joe Berry
- Clubhouse Managers- Sandy & Buddy Berry
- Pool Committee- Doug Samuel
- Reservations- Jan Sharber
- Security- George Czerw
- Architectural Review- Peter Koch
- Caswell Plantation- Jerry Johnson- who has just passed the torch to Dan Donovan
- Social Committee - Megan Heilman
- Welcome Committee- Cathy Hahn
- Resident Directory- Jane Hamilton

Thank you and everyone who volunteers on these committees!

Next I want to thank some folks who have moved in the past year but have been great volunteers in the community, serving in many roles: Gifford Stack , Jack Cowling and Jeanne Campbell.

Then the folks who don't have an official position but who have contributed to making our community a wonderful place:

Top of the list:

Deborah Ahlers- for finding grant \$ for our pond work and all the help and advice she has given us.

Deb Ader- who volunteered to research/recommend Insurance companies for us this past year.

Willy Hahn- who oversaw the work that was done on the clubhouse.

Bob Ahlers- for all the work he does organizing with the town during clean ups. And all the other hats he wears.

John Lawrence- who advised the Board on investments this year.

Andrea Firth and her helpers– for organizing the Porch Food Donation Program. This year her group has collected more than pounds of food, household products & toiletries for the greater community.

Carol Pitts- who not only spearheaded the Nominations Committee with Mike Gray and Jeanne Campbell, this year but also organizes the Beach Music Nights with folks from Caswell Dunes.

Linde Johnson- who has audited our books annually for the past several years. Also, in 2001 Linde organized “Blankets with Love” and this group still meets monthly at our clubhouse. They provide blankets and other handmade items for children and adults in need.

Tom Kehoe- for managing our finances for 20+ years and helping Kathleen with our bookkeeping transition.

Janie Donovan- for helping in the transition to QuickBooks on-line.

Jim Conklin- past president-who always takes my call- even though he knows I am going to be asking questions.

Sharon Remaly- Another past president- who is an amazing font of Arboretum history & knowledge-has great recall- and by the way is an essential member of the Long-Range Planning Team.

Finally, Our Board:

Mike Gray- our VP – who is going off the Board- Thank you for your service and I hope we can continue to call on you when we are looking for advice on financial issues. We are all sorry to see you leave the board.

Kathleen Berry-Our Treasurer- whose work I so appreciate! She has done a yeoman’s job this year getting the new bookkeeping system set up - looking for ways to keep our expenses in line – planning for the future – worrying about the future- She has been very patient with me.

Jerry Johnson-Our Committee Liaison-has been a great part of the team- always pushing forward- I appreciate his mentoring -he is always a voice of reason. And Jerry too has a great knowledge of the community’s history.

Ed Walenciak- Our Secretary- another great addition to the board! Who knew we got a secretary who also doubles as tech support!

ROLL CALL AND PROXIES: Formal roll call was performed. In total, 72 members voted, via actual presence (29) or proxy (43).

MINUTES FROM 2021 ANNUAL MEETING: Jerry Johnson moved to approve the 2022 minutes as written. Motion seconded by Kathleen Berry and the motion passed unanimously.

FY 2024 PROPOSED OPERATING BUDGET & CAPITAL EXPENSE BUDGET

Both budget documents were included in the Annual Meeting package that went to owners. Gretchen asked if there were any comments from the attendees on the budget and there were none. Jerry Johnson moved that the proposed budget be adopted. The motion was seconded and approved unanimously.

Homeowner dues will go up \$200. 2024 HOA Dues: \$1800 per annum (\$900 due in January, \$900 due in July)

Nominations for the board

Two residents were nominated for board positions: Gretchen Koch (incumbent), and Jackie Santos. Mike Gray, George Czerw, and Sharon Remaly went off to count the ballots.

ELECTION RESULTS: Gretchen Koch and Jackie Santos were elected to serve on the Board for the next 2-year term. One write-in vote was made for Dan Donovan.

Updates on existing topics

Pond dredging

The dam for the pond has been built and will be installed soon, when the contractor is able to schedule the work. Dredging of the pond will be done by hand, as dredging with heavy equipment carries the risk of puncturing the pond's clay base and draining the pond.

Wall lights

The board will be meeting with BEMC to ride through the neighborhood and discuss options for fixing the high intensity of the existing wall lights. An option suggested by BEMC, that should have good results, is to remove the wall lights and provide lighting at the intersections by moving existing pole lights or adding new pole lights. BEMC has offered to relocate existing lights at no cost. Residents are invited to participate in the review with BEMC.

Bridge beam repair

The plan provided by the engineer is to jack up the canopy and replace all of the beams, since they are in need of repair. This would be cheaper than removing the canopy, replacing the beams, and then putting back the canopy. One estimate has been provided and two more are coming.

ADJOURN

Motion to adjourn was made and seconded. The motion passed unanimously, and the meeting adjourned at 11:34.

Lunch was provided by the Social Committee.