

**Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, October 10, 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, and Mike Gray. 20 residents were in attendance.

APPROVAL OF MINUTES: A motion to approve the Homeowners Meeting Minutes of September 12th was made and passed.

TREASURER'S REPORT: Kathleen Berry reported the following:

Cash on hand: \$284,481

Capital Reserves

- Reminder our planned spend in 2023 (per approved Capital Budget): \$23,383
- No capital spending in September
- Capital Spend year to date: \$13,382.

Operating Expenses

- Total expense budget for 2023: \$100,750
- Spend in September: \$4,098
- Spend to date: \$ 87,479 or 87% of the operating budget.

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

COMMITTEE REPORTS:

Caswell Beach Liaison: Marty Clark reported that grant money from federal funds has been spent on several town projects. This will include the city building with an addition connecting the fire house that will provide a much larger meeting room. Kudos to our mayor and state senator for their support.

Building & Grounds: Mike Heilman out of town and no report.

Beautification: Jerry Johnson shared thanks to the volunteers who worked on the community cleanup.

Landscaping: Joe Berry reported that planning for October is in process. They are seeking pricing for mulch for the islands. Also doing some fee benchmarking on our landscaping contract.

Clubhouse: Sandy Berry reported that Clegg's has sprayed and encouraged us to be brave and pick up the dead bugs and inform her of any live ones. The book collection was pruned with the excess donated to charity.

Pool & Spa: Doug Samuel reported that the pool is in good shape. The spa is a different matter and after a very detailed explanation of the costs for equipment, a required engineering study, and state approval uncertainty recommended permanent closure of the spa. Considerable discussion followed. Jerry Johnson moved and Kathleen Berry second a motion to close the spa. Motion passes unanimously. Doug will proceed with investigation of proper shutdown procedures and alternatives for future appearance of the space.

Reservations: Jan Sharber reported that there is nothing to report.

Security: George Czerw reported that everything is "A OK".

Architectural Review: Peter Koch reported that three approvals were given; two trees and a set of shutters.

Caswell Plantation: Jerry Johnson reported that he will be stepping down and that Dan Donovan will replace him immediately. Thanks to Jerry and Dan.

Social Committee: Jan Sharber reported:

- The See You in September Party Saturday, September 16 was great fun while honoring Jack Cowling and Jeanne Campbell for their dedication and love for our neighborhood.
- The Social Committee announced a party on the beach with live music on Friday October 13th.
- The Social Committee will, as usual, provide lunch for the Annual meeting.
- Dates to be marked:
 - Wreath fluffing -Monday, November 27, 1pm-
 - Wreath hanging -Tuesday, November 28, 8am
 - Clubhouse Decorating -Tuesday, November 28, 9am
 - Holiday party - December 9, details TBD
 - Clubhouse undecorating and wreath take down-January 6, 2024, 8 and 9am

Welcome Committee: Cathy Hahn reported that she has welcomed the new neighbors, the Twittys. Also, some sympathy and get-well cards sent out.

OLD BUSINESS:

Pond Dredging update – The dam has been ordered and we are aligned to proceed when this arrives in the next 4-6 weeks.

Bridge beam repair – Repair specifications provided by the engineer/architect were sent to multiple contractors. One bid was received \$50k that excluded painting and asked for it to be updated. Next steps pending more bids received. Hope is for an update at the annual meeting.

Wall Light Update- Jerry and Gretchen have requested a meeting with BEMC to review the terms of our lease. Neither party can produce a copy. We need to discuss the lights, fixtures, maintenance and related matters.

Spa Update-See actions in Pool and Spa report above.

New Business-None

Q&A-

- Some discussion was had related to spa “cover up” after it is closed. Doug will bring some recommendations.
- A question was asked about the safety of the bridge. The engineer assured us that after the bracing we were fine.
- A question was asked about the cost of road repair, and it was confirmed that our budgeting assumes milling is required.
- A suggestion was made to give the residents earlier notice on dues increases. The viability of this was discussed.

Motion to adjourn the meeting at 8:03 PM.

Next homeowners meeting will be the Annual Meeting on Saturday November 4th, 2023.