

**Arboretum Community Association
Homeowners Meeting, Arboretum Clubhouse
Tuesday, September 12, 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 Ed Walenciak. 13 residents were in attendance.

APPROVAL OF MINUTES: A motion to approve the Homeowners Meeting Minutes of July 11th was made and passed. (Note: No meeting was held in August)

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): \$23,383K
- No capital spend in July or August
- Capital Spend to date: \$13,382

Operating Expenses

- Total expense budget for 2023: \$100,750
- Spend in August: \$ 6,231
- Spend to date: \$ 84,398

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

COMMITTEE REPORTS:

Caswell Beach Liaison: Grant money from federal funds has been spent on a number of town projects.

Building & Grounds: Mike Heilman reported:

- Reattached the closer that ripped out of the door jamb for the pool door.
- Fixed low voltage lighting system around the back of the clubhouse.
- Cleaned up the clubhouse area where the trash cans sit.
- Fixed a bunch of leaks and broken heads on island #6 (right in front of the clubhouse), repaired drip heads on multiple islands. Replaced several malfunctioning spray heads that had been reported.
- Removed part of a plant on island #2 that was identified as struggling by Pat Conklin.
- Removed a tree and trimmed back branches near the bridge. Jack Cowling helped.
- Removed all the low voltage light covers (21 to be exact), cleaned, sanded, and taped the lens then spray painted them black. Jan Sharber helped.
- Repaired the damage to island #5 caused by moving van.

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- Replaced irrigation timer at the entrance to the neighborhood. Worked on the irrigation timer on the island at the end of Periwinkle. Overspray from the closest head was keeping the rain sensor wet.
- Checked all the battery powered timers and found two that needed battery replacement.
- Ran the weed whipper around the clubhouse since it seems like that not an area the landscaping service takes care of.
- Installed a brace under one spot of the bridge upper beam the engineer identified as needing it until a more permanent solution is decided on. Jack Cowling helped.

Gretchen reported that BEMC has replaced wall lights at Narcissus and Wisteria intersection with lowest lights they were able to find. Gretchen will notify the community to give input on the lights by September 30th.

Beautification: No report

Landscaping: Joe Berry reported that Mowin is making progress in pruning and picking up small tree branches. Island 1 needs work.

Clubhouse: Sandy Berry had no report.

Pool & Spa: Doug Samuel reported that the pool passed inspection. Proceeding with the plan to reopen the spa.

Reservations: Jan Sharber reported that there is the “See you in September” party on Saturday.

Security: George Czerw reported that everything working.

Architectural Review: Peter Koch reported that four approvals were given: Lawn protectors, solar panels, painting of shutters, and for an office. Tree replanting is being monitored.

Caswell Plantation: Jerry Johnson had no report.

Social Committee: Megan Heilman reported

- We are hosting the See You in September Party Saturday, September 16 from 5-7. We will also be honoring Jack Cowling and Jeanne Campbell for their dedication and love for our neighborhood. Guests are asked to bring an appetizer or dessert to share. Beer, wine, soda, water provided.
- The Social Committee is planning some fun events this fall that will be announced later when confirmed.
- 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
- Next meeting: October 1, 2023, 10:30am, Clubhouse

Welcome Committee: Cathy Hahn reported that she is still trying to welcome the new neighbors, the Twittys.

OLD BUSINESS:

Pond Dredging update – The Paculas are now under contract to be the contractors for the dam/pond work. Their subcontractor Jeffery Stein passed away last week, but his company will still do the work. The dam will be made offsite, and will take 8 weeks to produce. Prep work will begin 2 weeks before the dam delivery. \$86K is left in the town's grant for the pond/dam. That amount should cover almost all of the expense of the project, but there may be a cost to the Arboretum depending on cost increases.

Wall Lights update

Covered earlier in the Building and Grounds discussion.

Bridge beam repair – The main beams are also in need of repair or replacement. Met with engineer and architect on 9/5 to discuss possible replacement plans. Engineer will come back with plan to repair/replace, and we will the cost the project. Last work on bridge was in 2010, but beams were not replaced.

Nominations for the 2024 Board

Two positions are up for election for the next board, and two people have submitted their name. Gretchen Koch and Jacquelin Santos will be running.

NEW BUSINESS:

No new business was brought up.

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

Next homeowners meeting will be Tuesday October 10th, 2023.

Jerry Johnson stated that he is looking for a replacement for himself on the Caswell Beach plantation board.