

**Arboretum Community Association  
Homeowners Meeting, Arboretum Clubhouse  
Thursday, January 11, 2024**

**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, Jackie Santos and Ed Walenciak. 11 residents were in attendance.

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

**TREASURER'S REPORT:** Kathleen Berry reported the following:

**Capital Reserves**

- Planned approved capital spend in 2023: \$23,383
- No capital spend in December
- Capital Spend as of December 31, 2023: \$13,682
- We continue to receive 5% APY interest on capital reserves account

**Operating Expenses**

- Total approved expense budget for 2023: \$100,750
- Total spend as of December 31, 2023: \$109,692
- \$ 8,942 over budget - not unexpected due to rising costs in 2023. Overage absorbable.

2024 Dues Collection: Continues (54% have paid as of today). Reminder to please send in your payment by January 31st to avoid late payment fees.

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

**COMMITTEE REPORTS:**

**Caswell Beach Liaison:** Marty Clarke reported:

- Replacement of the Tom Hess walkway has begun. The walkway is the entrance to the beach at Ocean Greens Lane.
- The Caswell Beach Planning Board was reappointed by the town commissioners. Jerry Johnson is one of the Planning Board members.

**Building & Grounds:** Mike Heilman reported:

- Mike was out of town Dec 18<sup>th</sup> for that Sunday storm that hit us. The storm dropped the other half of the live oak that we had a tree company remove a couple of months earlier. When it fell it hit the Bradford Pear at the corner and tore several large limbs out it. They are weak and it's severally lopsided now. We may have to remove it. Bob Ahlers led the effort with Erik Bocook and his son and Lee Smyres to clear the debris out of the road. Mark Fiorino, Jim Conklin, Bobby Ahlers and Mike helped chop all the debris up so we could get it in the town trailer. Brian

offered to haul the debris away in the town trailer. Chopped up the three logs that got left by the town and were behind the wall at the bridge. Joe Berry and Mike then hauled them in the back of his truck to the Arboretum temporary dump area. Picked up a couple of loads of fallen limbs off Pinehurst and added them to our pile before the Tuesday storm dropped a new bunch.

- Jan 9<sup>th</sup> storm brought down a tree on Wisteria. Mark Fiorino, Jan Sharber, and Mike cut up all the limbs and trunk and stacked it at the curb for the town clean-up. The base was on Arboretum common property but it fell partially in the Plants front yard. There are several more trees on that corner that look dead and probably will need removal. Can wait until Spring to confirm no new growth.
- Mike met with GFL folks when one of their trash removal trucks ran over the irrigation timer on island 19 at the end of Palmetto, and smashed the little house as well as all the irrigation timer and all the PVC pipe. Made all the irrigation repairs and built another cedar shack to cover the pipe on the island at the end of Periwinkle. GFL will be paying for the cost of repairs.
- Someone noticed and reported to the building and grounds chair, that there were tire imprints at the back/emergency exit off the west end of Alyssum that seemed to indicate that someone had been using it. Mike had a zinc plated quick-link on one end that someone (not the fire department) unscrewed and entered. He replaced the single lock with dual locks. The extra key is in the key box in the pool room. The high security lock off that gate will be kept to put on the weir of the dam when it gets installed. Gretchen stated that it was the owner of the lot that contains the exit path that had a contractor using the exit, so it was not a problem with someone else using their property.
- Three standpipes that were behind the corner wall at Alyssum were reduced in height at the Proctors request. Joe capped them and Mike turned the water back on to test them for leaks.

A conversation followed about tree replacement for trees that are brought down due to storms. The ARC will be clarifying the tree policy to deal with that situation. Gretchen noted that the ACA currently has four trees that need to be replaced due to tree removal.

**Beautification:** Pat Conklin reported that there are no issues.

**Landscaping:** Joe Berry reported:

- Bushes at the clubhouse were trimmed.
- Weedkiller was applied to the island on Snap Dragon.
- Pre-emergent weed killer will be applied in February, as part of our contract with Mowin Landscaping.
- Mowin reduced the height of shrubs on the service road to improve visibility, in preparation for all traffic having to use the one lane service road during bridge repair.

**Clubhouse:** Sandy Berry reported:

- Fire extinguishers were serviced.
- Clubhouse termite inspection passed.

**Pool & Spa:** Doug Samuel reported:

- Pool is okay. Will bleach pool surface soon.
- For the spa being permanently closed down, the pool maintenance company will fill in the spa and then cover with concrete. Doug will then paint the surface to match the pool area. After

that work is done, the spa pump equipment will be taken out, the electrical wiring will be removed, and the propane heater will be removed. Marty Clarke will put the pumps on Facebook Market Place to see if they can be sold.

**Important note!** Doug will be retiring from both the pool committee and his role of being chairman. **We thank Doug for his years of service, during which he led many pool related projects.**

- We are in urgent need of additional volunteers on the committee as well as someone to replace Doug as the chairman, or we will have to hire a pool company to oversee pool operations. Since a company will have to check the pool daily, there could be a substantial cost! Pool training is provided and NC licensing is paid for by the Arboretum. Please reach out and volunteer so that we can keep our costs down for this important community amenity.
- The pool committee chairman is also the liaison with the state inspectors. Doug will be available to help with the next state inspection, and already has prepared the paperwork.

**Reservations:** Jan Sharber reported:

- The clubhouse will be reserved February 3<sup>rd</sup> for the community's Soup and Salad dinner.

**Security:** George Czerw reported that everything is working.

**Architectural Review:** Peter Koch reported that approvals were given for 3 tree removals.

**Caswell Plantation:** Dan Donovan reported:

- The Caswell Plantation committee that is investigating the eradication of non-native plants in the maritime reserve generated their report on removing plants in the trial area. The trial area is to the left at the start of Pinehurst Drive, when entering from Caswell Beach Road.
- The NC Wildlife Federation has agreed to provide manpower to remove the plants in the trial area, so there will be no cost to the neighborhoods.
- The Caswell Plantation is looking for Arboretum approval to have the work done.

A motion to approve the Caswell Plantation plan to remove the non-native plants in the trial area was made, seconded, and passed unanimously. An email will be sent to the president of the Caswell Beach Plantation Board, Kevin Wise, to let him know of our approval.

**Social Committee:** Megan Heilman provided a list of future activities:

- Valentine's Soup and Salad Dinner -Saturday, February 3, 5:30-8:30pm.
- Trivia Night -Saturday, March 16, 6:45-9:00pm.
- Bonfire and S'mores on the beach -Saturday, April 27, 7:00-?
- Deck Party – June 1.

**Welcome Committee:** No updates.

#### **OLD BUSINESS:**

**Pond Dredging update** – Gretchen Koch reported:

Denise Pacula will have a meeting with the pond contractor, Shapemasters, to determine the status of the dam that is being built.

**Bridge beam repair** – Gretchen Koch reported:

McPherson Marine is planning to start work in the next two weeks.

**Wall Lights update** – Gretchen Koch reported:

BEMC will be meeting with the board on January 17<sup>th</sup> to verify the location of both the pole lights that will be relocated and the new pole lights, to replace the wall lights that are being removed.

**AED replacement**

George Czerw previously reported that the clubhouse AED needed to be replaced due to the manufacturer not making replacement batteries and pads. Ed reported that George surveyed available replacements, and a unit from Avive appeared to be the best choice. It has rechargeable batteries, so there will be no need for replacing batteries, and the pads it uses are good for both adults and children, reducing pad costs. The manufacturer has a “lease” plan, which includes replacement pads when they expire every two years (\$100 value), or once a year if used. The lease plan is \$349 a year, vs. \$1395 to purchase.

Wendy Chavez noted that the company she works for has purchased multiple AEDs, and they were cheaper units. Wendy will provide info on the AED to Ed.

**NEW BUSINESS:**

- Willie Hahn will be taking over maintenance of the flagpole at the entrance to the community.
- The Bradford pear tree at the bridge needs to be taken down. Mike will handle that.
- The need for a plan to look at trees in the islands that could pose a risk if a storm hits the neighborhood was brought up at last month’s meeting. Gretchen reported that the NC Cooperative Extension will be sending a representative to check our trees for problems. The representative can recommend an arborist if she sees any problem trees. Dan Donovan and Pat Conklin will be on a committee to meet with the NC Cooperative Extension representative.

**QUESTIONS & ANSWERS**

- Wall lights – Joe Berry asked if we had looked at replacing the wall lights with downward facing wall lights instead of removing the wall lights. Gretchen said that BEMC didn’t have that kind of light, so it wasn’t an option through them. The Arboretum installing that kind of light would require us to take over the lighting installation/maintenance, which would be costly.

**MOTION TO ADJOURN:** A motion to adjourn was made and approved at 8:00.

Next homeowners meeting will be Tuesday February 13th, 2024.