

Arboretum Community Association  
Homeowners Meeting  
Tuesday, August 11, 2015  
Arboretum Clubhouse - 7 p.m.

**MINUTES**

President Bob Hittinger (hereafter referred to as BobH) called the meeting to order at 7:00 p.m. Board members present: Bob Baginski (hereafter referred to as BobB), Jeanne Campbell, Rob Clarke, Bob Hittinger, and E Gifford Stack. Board members absent: None. Twelve ACA residents also attended.

BobH asked for a motion to approve the June 9 meeting minutes. Jeanne so moved, BobB seconded, and the motion passed unanimously.

Tom Kehoe gave the Treasurer's report. The operating fund balance at the end of July is \$56,445 and the capital fund balance is \$128, 956. Tom is attempting to get an answer from Brunswick Electric on a slight increase in our monthly rate for street lighting. Tom also noted that as of today, there are 20 outstanding dues payments and the deadline is this Saturday, August 15.

**Committee Reports**

**Social** - Sharon Remaly reported that after taking the summer off, the Social Committee is busily gearing up for the September 26 Octoberfest party. They are also planning the lunch to be served at the Arboretum Community Association annual meeting, Saturday, November 7. The committee's final 2015 function is the always delightful Christmas party, Saturday, December 5.

**Clubhouse Manager** - E Gifford reported for Rich Walsh that since the last meeting Jack Cowling installed new filters and weeds were removed from around the Clubhouse entrance deck.

**Landscaping** - BobH reported for Jim Czekalski. Since the last ACA meeting, in addition to their normal weekly tasks, GreenMan cleaned the waterfall pump and line, pruned shrubs around the tennis court, planted new pampas grasses by the pond, removed poison ivy from the entrance area, and trimmed the kayak path.

**Building and Grounds** - Bob Ahlers said Jack recently conducted a light audit and reported seven bad lights to Brunswick Electric. Road planking on our bridge was repaired. Jack also is cleaning the waterfall strainer basket, sometimes twice a week. Bob and Jack repaired the pond damn which had damage after recent heavy rains. Several sprinkler heads were mended. Paving of the streets approved for 2015 (Mimosa, Palmetto, Periwinkle, Snapdragon, Wisteria) is still expected to begin within the next four weeks, pending the arrival of the vendor's new paver. Bob will notify the neighborhood when the exact start date is known.

**Caswell Beach Liaison** - Deb Ahlers reported for Marti Hardy that work is progressing on the new public safety building. A candidates forum will be held at 7:00 p.m., Tuesday,

October 20, at Town Hall and everyone is invited to meet the residents running for the Board of Commissioners. Deb was asked if there was any new information on the investigation of Mayor Simmons. She reported the State Bureau of Investigation is still conducting interviews. She also stated Caswell Beach is participating in a newly revised association of beach communities.

**Clubhouse Reservations** - BobH reported for Bo Plant that there are two paid reservations for August.

**Architectural Review Committee** - Pat Wells welcomed Jack Drum to the committee. He is replacing Bill Moore who recently resigned as he is moving from the Arboretum. Pat stated the committee has approved the house plans for Craig and Tracy Moore who are building a new home at 601 Mimosa. Pat also reported on three tree removal requests.

**Caswell Plantation** - Frank Bausch reported there are no new developments.

**Pool and Spa** - Rob Clarke said the committee is monitoring a small, but persistent leak in the spa, attempting to locate the cause. For now, the pool crew is refraining from adding water. Rob noted the small leak is not preventing normal use of the spa.

**Security** - BobH said everything seems to be running okay.

### **Old Business**

**Nominations** - Jeanne reported there are two weeks remaining for residents to submit their name for the upcoming Board of Directors election. She urged all residents to seriously consider serving the community by running for the Board. There are two board seats up for election.

**Pool Decking Re-coat** - BobH noted Wilmington Pool returned to redo the decking around the shower and outside pool door. Those repaired areas seem to be working just fine. Wilmington Pool is coming back to redo the decking area around the spa. While they are here, BobH will speak with them about the rust-like spots showing up on the new pool ladders.

**Energy Committee Update** - Before giving a report on the committee's latest work, Jerry Johnson reminded attendees that evaporation contributes to a 70 percent energy loss for a pool. For an indoor pool, the other major contributor to heat loss is through ventilation. There is a commercial product, Heat Saver, that acts as molecular blanket, covering the water when no one is using the pool. It disperses when someone jumps into the pool, then re-connects when the pool is not used. Another significant cost saver for the pool would involve switching from a chlorine purification system to a salt-based generator. Another cost saver involves changing the motors on the pool pumps. Wilmington Pool came in with an estimate of roughly \$5,900 to cover a Heat Saver automatic disperser system, re-plumping the pump room, installing a salt generator, and putting in a new pump motor. The Wilmington Pool quote for the spa update was approximately \$5,600. So far, the committee has not formulated a final recommendation to present to the Board. That should occur soon.

The committee also wants to replace the propane pool room heater. However, one local company declined to bid on the replacement and no other potential vendor has been identified.

A third area of interest to the committee involves heating the pool water. They are interested in using solar panels installed on the clubhouse roof. A company has put in a bid of \$10,800 for such a system, but a technical review still is needed to see if the clubhouse roof could support such a system and if there is a proper alignment to the sun. The solar panel company could not come out and perform the review until this fall, after their busy summer installation work ends. Jeanne pointed out the Long Range Budget Planning Committee is looking for the energy committee's numbers and Jerry said he is already giving information to John Wall.

### **New Business**

**Budget** - BobH reminded everyone that the Long Range Budget Planning Committee is holding another meeting, Monday, August 17, at 9:00 a.m. Using the results from that forum, there is a community-wide meeting to review our 2016 budget on Tuesday, August 25, 7:00 p.m., at the Clubhouse. Residents are encouraged to attend these meetings.

**Closure of Arboretum Bridge** - BobH explained the board informally granted permission for the Arboretum bridge to be closed from 5-9 p.m., Saturday, September 12, for the annual community party. He asked that an official vote on the request be taken. Rob moved and Jeanne seconded such a motion and it passed unanimously.

**Beautification Committee** - BobH and BobB met with Karen Walsh, Mary Bausch, and Becky Clarke of the Beautification Committee on August 10 to review some of the Board's expectations for the committee and their plans. Bob Ahlers asked that Buildings and Grounds have a seat on the committee as much of the committee's work will likely involve systems that Buildings and Grounds maintains, such as the irrigation and tree removal. BobH said it sounded like a good idea and he could not see any reason against it. The committee will select a chair person, then develop a plan to be shared with the Board.

### **Resident Comments**

Jerry Johnson said someone is nicely picking up after their dog, but then unfortunately tossing the plastic bag filled with waste in the woods near Jerry's house. He urged that whoever is doing this dispose of the poop bag in their own trash container.

Bob Ahlers asked Jeanne for an update on the test lights recently installed by Brunswick Electric. She indicated the responsible person at the company is away so nothing is happening quickly. Bob wanted to know if we could have any of the old street lamp poles that are replaced as the fixture glass could be used for other light fixtures in the Arboretum.

Bob Ahlers asked BobB for an update on the drainage system issue near Martyn and Sue Clarke's new house. BobB said that the storm water expert spent a couple hours with Bob Ahlers and BobB examining what he could do above ground along Flowering Bridge Path, the pond, and near/under the new construction. An initial assessment would involve getting elevation readings along Flowering Bridge Path, and using a camera in the pipes along FBP and around the new construction. The expert submitted an incomplete estimate; BobB has called the vendor a few times and continues to attempt to reach him for clarifications to move forward. BobB will report back upon connecting with the vendor.

Bob Ahlers expressed his disappointment in the Board for not supporting Caswell Dune's request to provide money for their landscaping efforts.

**Adjournment** - At 7:45 p.m., Rob made a motion to adjourn. It was seconded by BobB and passed unanimously.

The next ACA homeowners meeting is 7:00 p.m., Tuesday, September 8, 2015, at the ACA Clubhouse.

*(Submitted by E. Gifford Stack, Secretary, ACA BOD)*