

Arboretum Community Association
Homeowners Meeting
Tuesday, December 8, 2015
Arboretum Clubhouse - 7 PM

MINUTES

President Bob Hittinger called the meeting to order at 7:00 p.m. Board members present: Jeanne Campbell, Bob Hittinger, Sharon Remaly, and E Gifford Stack. Board members absent: Bob Baginski. Also in attendance were ten ACA residents.

Bob asked for a motion to approve the October 13 meeting minutes. Jeanne so moved, Sharon seconded, and the motion passed unanimously.

Treasurer's Report

Tom Kehoe stated the operating fund balance at the end of November is \$63,039 and the capital fund balance is \$80,677. We received the Brunswick Electric Membership Corporation (BEMC) refund check in the amount of \$831. The largest November expenditure was for the pump room renovation in the amount of \$13,423.

Committee Reports

Beautification - Becky Clarke reported her committee is focusing on the first three islands after you cross the bridge. She met with the Board of Directors this past week, providing an update on the committee's work to date and sharing drawings of the proposed upgrades. She is working with the Architectural Review Committee and the Board to streamline requests for tree removal. She believes her committee is progressing nicely on the beautification upgrades.

Social - Sharon reported the Christmas party this past Saturday was a huge hit based on comments she has received. She thanked her fellow committee members for making it such a wonderful event.

Clubhouse Manager - E Gifford reported for Rich Walsh. Jack Cowling and E Gifford replaced landscape lights in front of the Clubhouse. During a routine inspection last month by our pest control vendor, it was noted four lower window sashes showed signs of severe wood rot. Jack will provide information in his report on follow-up actions. E Gifford said the Social Committee not only knows how to hold a great party, they also know how to clean up! He complimented Sharon for the committee's thoughtfulness.

Landscaping - Bob reported for Jim Czekalski that GreenMan recently removed shrubs from islands on Flowering Bridge Path as directed by the Beautification Committee. Other action items included: planting of winter flowers in the Clubhouse planters; cleaning the waterfall intake in the pond; pruning around the Clubhouse prior to the Christmas party; and mowing.

Building and Grounds - Jack reported that screening was placed over seven storm water drains. He has ordered four lower sashes to replace the aforementioned rotting ones in the Clubhouse. Total material cost is around \$350 and the Buildings and Grounds committee will install the new sashes. Jack continues to work with BEMC to replace burned out street lights and wall lights, although sometimes the electric company is not as speedy in replacing bulbs as one would want. He also shut down the ACA's irrigation system for the season.

Caswell Beach Liaison - No report.

Reservations - Bob said according to Bo Plant there is one paid reservation for December.

Architectural Review - Chair Frank Sansone reported the committee approved a request from the DeFlavios to put a panel on their fence and move the fence back. There are three open cases: the Clarke's (Martyn and Sue) new house; the house the Moores are building; and a front porch modification at the Donovans. Frank asked that the Board not approve payment of the Clarke's \$2,000 bond until the ARC gave its recommendation to the Board.

Caswell Plantation - Frank Bausch reported the annual meeting of the Caswell Plantation was held last week. The new president is Tom Freeman. Frank promised to keep the ACA informed of any Caswell Plantation issues.

Pool and Spa - Rob Clarke said the pump room upgrade is finished and he specifically thanked Anh Pham-Baginski, Jack Drum, and Jerry Johnson for their dedication and hard work. Rob reported he and Martyn recently painted the room. Rob said he is still tweaking the new salt chlorinator system, but feels confident it is working as advertised. He said Mike Reaves is leaving the pool committee, but two new members are joining the team - Janie Schepker and Peter Koch. He is looking for one or two others to also help out. Based on a query, Rob said he would see if it's time once again to clean the pool decking, as well as remove mold in certain areas of the pool room.

Security - John Wall said all is well. He did report that the system is showing its age and recently the Board approved upgrading from an analogue to digital system. The \$1,500 system hopefully will be installed by year end.

Sunshine - Bob said the committee had nothing to report except the Phillip's house is under contract, meaning there could be new residents for the committee to meet and greet.

Energy Committee - Jack Drum gave a detailed update on the pump room upgrade. Wilmington Pools is finished and Jack is fine-tuning the equipment including pumps, motors, piping, and the support systems. He explained there is a small cost overrun (\$350-600) caused by the inability to use a worn piece of spa equipment. He agreed there is a learning curve with the various settings on the pump room hardware.

Old Business

There was no old business.

New Business

Street Lights Update - Jeanne reported there is a test lighting arrangement at the end of Mimosa. The original pole and four-bulb system was replaced with a new pole and a single bulb. Based on feedback from Mimosa residents and approval from the Board (who conducted light audits over the course of several months), the other four poles with a four-bulb system in the Arboretum will be replaced. Jeanne said the retrofit would save us some money each month. She indicated that unfortunately it's impossible to predict the timeline for completing the upgrade.

Resident Comments and Questions

There were no resident comments or questions.

Adjournment - At 7:34 p.m., Jeanne made a motion to adjourn. It was seconded by Sharon and passed unanimously.

The next ACA homeowners meeting is 7:00 p.m., Tuesday, January 12, 2016, at the ACA Clubhouse.

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