

Arboretum Community Association
Homeowners Meeting
Tuesday, October 13, 2015
Arboretum Clubhouse - 7 PM

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. Also in attendance were 14 ACA residents.

BobH asked for a motion to approve the August 11 meeting minutes. Rob so moved, Jeanne seconded, and the motion passed unanimously.

Treasurer's Report

Tom Kehoe stated the operating fund balance at the end of September is \$71,676 and the capital fund balance is \$127,527. He said there were no unusual operating expenses in the previous month. There were capital expenditures for the storm water drain project. At this time, there are no outstanding dues or late fees.

Committee Reports

Social - Sharon Remaly reported the 46 attendees at the Oktoberfest on Saturday thoroughly enjoyed themselves. She gave kudos to the cooks - Jeanne, Rita, Debbie, Anh, Marty/Sue/Rob, Juliette, and Karen Lisnow. The committee will provide refreshments (including lunch) at the November 7 ACA Annual Meeting. On November 21 the committee, their spouses and volunteers will hang wreaths through the community. Clubhouse decorations go up November 30. And the ACA Christmas party starts at 6 p.m. on December 5.

Clubhouse Manager - E Gifford reported for Rich Walsh. Jack Cowling and E Gifford performed landscaping around the Clubhouse prior to the Oktoberfest Party. Within the next fortnight, they intend to repair the fan/light near the fireplace.

Beautification - Becky Clarke reported the committee is meeting every other Monday. They want to showcase island number eight, the first island after the crossing the bridge into the Arboretum. The goal is to first concentrate on all the Flowering Bridge islands. They have already identified everything that needs to be removed (red tag), trimmed (yellow tag), or transplanted (white tag). GreenMan is suggesting some of the plantings. The committee intends to submit a detailed plan and report (including prices) to the Board for review and acceptance. The committee wants to get things rolling before it's too late into the season. She thanked Jack Cowling and Bob Ahlers for their significant assistance in trimming and removal.

Landscaping - BobH reported for Jim Czekalski that he and GreenMan recently met with representatives from the Beautification Committee. Since last month, GreenMan

performed general maintenance, as well as removal of storm debris and Beautification Committee work.

Building and Grounds - Bob Ahlers thanked BobB for spear-heading the storm drain examination and repair project. BobA reported on the repair of the large drain, located near the pond, that had buckled creating a significant restriction to the water flow. He thanked everyone who helped with the project, thereby saving the Arboretum several thousands of dollars. He thought the community had pretty well survived the 15-plus inches of rain. He reminded folks the association has a community pump that residents may borrow. The pump was used to drain the vacant lot on Flowering Bridge Path that is a low point for several properties around it. The stormwater examination project also identified the need to clear tree roots from the Flowering Bridge Path drain, and repair part of the drain on Snap Dragon Court. Bob reported the road paving is finished as of today. On a personal note, Bob said after ten years, he is resigning from the committee, effective immediately. He's enjoyed serving and helping the community, but now is the time to step aside and let others become involved. Attendees showed their appreciation to Bob with a round of applause...and a standing ovation.

Caswell Beach Liaison - Deb Ahlers reminded folks of the Warrior Ride dinner hosted by the Town, October 15, at the public beach, starting at 5 p.m. Over 50 Warrior Ride soldiers and care givers are expected, along with the town's volunteer fire department. Deb explained construction on the new public service building was slowed due to acquiring the best possible loan financing. Things should be moving along in the coming weeks. She said Brunswick County took over our utilities, effective October 1 and things are going well. Finally, several residents have asked if our mayor, who is currently in jail, could be removed from office. The short answer is "no," due to the protracted legal proceedings that most government experts say would be required. The mayor's term ends in two months. Deb was asked if the fire department would again escort children throughout the neighborhood on Halloween night. She'll communicate with the fire department that many residents enjoyed that arrangement.

Reservations - BobH said he heard from Bo Plant that there are no paid reservations for this month.

Architectural Review - Pat Wells reported the committee approved a tree removal on the Gray property. She reported the committee examined a tree removed without ARC approval on the Clarke's Snap Dragon Court property. A letter to that effect was sent to the ACA BOD. The committee requested written plans for a walkway and outdoor shower at the Donovan property.

Caswell Plantation - BobH read a memo from Frank Bausch stating a meeting of the plantation was held earlier this month. Attendees reviewed plans for a homeowner to build a platform on the ocean front several hundred feet east of Pinehurst.

Pool and Spa - Rob said the pool and spa are both functioning well. The committee is ready to move forward on repairs and upgrades to the pump room.

Security - BobH said everything is running normally.

Sunshine - BobH read a report from Sylvia Swanson stating there has been no activity since sending a sympathy card to Russ Barlowe. Members are asked to contact Sylvia if they know of anyone that needs some well wishes. (The committee, consisting of Sylvia, Juliette, and Sarah William, rotates lead responsibility every four months or so.)

Energy Committee - Anh Pham-Baginski stated a vendor came to the Arboretum soon to discuss the possibility of using solar energy to heat our pool water. The committee will also review any required roof repairs that might be needed, as well as trees to be trimmed to accommodate the weight and orientation of the proposed solar panels. Jack Drum reported on a vendor's proposal for an updated system to heat the air in the pool room. It is a commercial-grade system costing \$9,400 installed. Anh stated the committee found several other items needing attention under the approved pump room repair project. Exactly how much over the \$11,000 budgeted amount is not known, awaiting the revised bid from Wilmington Pools.

Old Business

November Elections - Jeanne reported that last week the voting packets were mailed or placed in homeowners' mailboxes. Everyone who is not attending the meeting in person is asked to return their proxy as soon as possible to help obtain a quorum.

Arboretum Storm Drainage - BobB thanked BobA and Jack for their tireless work during the recent storm. BobB reiterated the work that still must be done to repair and upgrade the various storm drains/pipes/cement channel that are either not functioning correctly, or could use beneficial modification. He concluded by noting the final invoice for the work done by the vendor for examining the storm water system was \$1,250, well under the \$3,000 estimate.

New Business

There was no new business.

Resident Comments and Questions

Marylou Green inquired about the large amount of water behind houses on Periwinkle and Flowering Bridge Path during the recent storm. After thorough discussion of property boundaries, easements, and ACA HOA responsibilities, it was decided that the best approach might be for all affected homeowners to get together and discuss possible options.

Jack Drum said there is no storm water drain at the end of Narcissus Mews. Rather all water flows into his yard and eventually drains through a sewer manhole at the foot of his driveway.

Deb Ahlers reminded everyone there is a “Meet the Candidates” night at the Town Hall, Tuesday, October 20, beginning at 7 p.m.

Bill Phillips gave an excellent summary of an issue that pops-up every couple of years involving an easement on his property at 698 Alyssum Ave (which is located in Oak Island, not Caswell Beach). This information might be especially helpful to newer ACA residents. Originally, the developer of the Arboretum wanted to make a back entrance to the Arboretum by locating a road adjacent to the property now owned by the Phillips. The town of Yaupon Beach (now part of Oak Island) rejected the developer’s request, stating there would not be a road at this location. Rather, it was to be used for emergency access **for emergency vehicles only** (i.e., fire and rescue) in the event Caswell Beach Road was destroyed. The town went so far as to place posts and a chain to stop vehicular traffic to comply with this ordinance. (Vandals destroyed the original chain/posts and the present ones were installed by the Phillips.) There would be no public or private use of this area. Eventually, it was incorporated into the plat for 698 Alyssum, Oak Island, NC. Unfortunately, a long-ago Arboretum Board mistakenly believed the association owned the land. A legal survey clearly settled the issue: it is private property belonging to the Phillips. The area is an easement to be used in an emergency (see above) situation ONLY. From time-to-time people have driven golf carts and cars across the grassy lawn maintained by the Phillips, thus destroying their property. (Bill circulated a photo taken yesterday showing tire ruts created by someone who drove on the easement, possibly causing damage to the Phillips’ lawn.) Bill reiterated it is private property that will never be open to vehicular traffic. Showing he is a good neighbor, he has no problem with people walking or even riding their bike along the easement. (An attendee thanked Bill and Dawn for their kindness in allowing Arboretum residents to use the easement in this manner.) In addition to Bill, the Oak Island Fire Department and Police Department have keys to the lock on the chain. BobH thanked Bill for giving this timely update.

BobH reminded everyone that there is no regular meeting in November, rather on November 7 we have the ACA Annual Meeting.

Adjournment - At 8:05 p.m., Rob made a motion to adjourn. It was seconded by Jeanne and passed unanimously.

The next ACA **REGULAR** homeowners meeting is 7:00 p.m., Tuesday, December 8, at the ACA Clubhouse.

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