

**Minutes of Board of Directors Meeting**  
**Tuesday, August 22, 2017**  
**Arborland Homeowners Association Clubhouse**  
**Ironbridge Parkway, Chester, VA 23831**

**Welcome and Call to Order –**

The meeting was called to order at 7:15pm by President, Margaret Warren

A Roll Call was made and determined a quorum was met

**Members Present:**

President, Margaret Warren; Treasurer, Gay Donnelly, Vice-President, Gabriele Nause, Community Partners of VA (CPVA), Ken DeMarest and Office Administrator, Mary A. Williams

**Absent:** John Mangini, Secretary and Jenn Lauranzon; Director

**Approval of Agenda –**

A Motion made and seconded to approve agenda as presented. **Motion carried.**

**ADJOURNEMENT OF MEETING -**

President, Margaret Warren set the meeting to adjourn for 8:30pm

**APPROVAL OF MINUTES -**

A motion was made by Vice President, Gabe Nause, and seconded by Treasurer, Gay Donnelly to approve minutes of July 18, 2017 as printed. **MOTION CARRIED**

**MEMBERS VOICE**

None

**REPORTS**

- **President** – None
- **Secretary**-None
- **Treasurer** – Treasurer Donnelly presented her monthly report.
- **Office** – Office Administrator gave an administrative update to include:
  1. The Clubhouse and Deck were power-washed by Beth Trader Trader Enterprises of Virginia, LLC
  2. The Crepe Myrtles and the dead Holly Tree were removed by Melvin Greene Tree Service
  3. Top Gun (Scott Billings) repaired the cracked pavers in the front and rear of Clubhouse

4. Bradley Mechanical installed a new HVAC Unit upstairs at the Clubhouse
5. A new office chair from Office Max was delivered for the Clubhouse office

- **Committees**

- ARC – Under Old Business

- Social Committee – None

- **Property Manager/Community Manager**, Ken DeMarest gave his monthly report.

### **OLD BUSINESS**

- Robinson Plumbing confirmed a water leak determined by Chesterfield County Department of Utilities at the Clubhouse. A request was made to the County to move the water meter closer to the Clubhouse to repair with a reduced amount of piping and labor.
- Precision Safe Sidewalks scheduled 9/29 to repair trip hazards at curbside and entrance to pool house for 8/29/17.
- The ARC met on July 20 and discussed changes to the ARC Guidelines Rules and Regulations. Suggested changes were submitted to the Board for review.

### **NEW BUSINESS**

- Discussion held to set-up a meeting with Douglas Aquatics to negotiate terms of agreement for the 2018 pool season.
- Discussion was held regarding the proposal submitted from Beth Trader of Trader Enterprises of VA, LLC as Handy (person) for small repairs at the Clubhouse. The proposal submitted read: “***First hour is \$75 (this includes travel time), then \$35 for every hour after that***”. A motion was made and seconded to approve the proposal as submitted.

**APPROVED**

**NEXT ALHOA BOARD MEETING** – September 19, 2017

**NEXT ALHOA ANNUAL MEETING** - October 12, 2017

**The Meeting Adjourned at 8:30 pm**

John Mangini, Secretary \_\_\_\_\_ Dated: \_\_\_\_\_