

Board of Directors Meeting

Thursday May 18, 2017

Arbor landing Homeowners Association Clubhouse

6201 Ironbridge Parkway, Chester, VA23831

I Welcome and Call to order - Meeting was called to order at 7:01pm by President Margaret Warren

II .Roll Call and Quorum Status –

Members Present: President, Margaret Warren; Treasurer, Gay Donnelly and Vice-President, Gabriele Nause

Community Partners of VA CPBVA): Ken DeMarest (Community Manager)

Members Absent: Secretary John Mangini, Director. Jenn Lauranzon

III. Approval of Agenda-Motion made by Vice President Nause, seconded by Treasurer Donnelly to. approve agenda as printed. Motion carried.

IV. Set Adjournment Time: President Warren set adjournment time at 8:30pm

V. Approval of Minutes of March 21, 2017 meeting; Motion made by Treasurer Donnelly, seconded by Vice President Nause to approve minutes of March 21, 2017 as printed Motion carried

VI. . Members Voice-

a. Bel Arbor resident, Tom M. raised 3 concerns;

The steps to Pickle balls court need to be highlighted, stating two members fell on steps. Property Mgr., Ken DeMarest will take care of the problem by having yellow paint put on the edge of each step by the May Board meeting.

Formation of Strategic Planning Committee had not been acknowledge although he and another member had volunteered to be on the committee several months previously. President Warren apologized and will research to see why that did not occur.

Striping of the parking lot spaces, how were they determined. Need new parking signs; non-residents were using parking lot and picnic area facility

b.. Bell Arbor resident, Bruce J., wanted to know why we could not have a more family friendly layout like the apartments -more benches and playground equipment

c Resident , Laurie M. had several complaints and requests: the name of the lawyer who services ALHOA; also to view the contract of that agent , as well as the contracts for other ALHOA service providers, specifically that of the Landscapers because she felt they did not do a good job. She also complained that non-residents were using the Parking spaces by the Lake to go fishing. Reserves of the organization were also questioned.

VII Reports

- a. President – None
- b. Secretary-None
- c. Treasurer – Treasurer Donnelly presented her problem
- d. Office – none
- e. Committees

ARC - Heather Lang stated would like all of the Board members suggestions on the Revised Architectural Standards and Guidelines, she has only received the ones from President Warren and Treasurer Donnelly so far.. Ms Lang was advised only 3 Directors, Donnelly, Nause and Warren, had responded and those text suggestions had been given to her previously.

However, the only digital responses she has received were those of Treassurer Donnelly and President Warren. It is hoped a meeting. of the ARC will be held this summer.

- f. Property manager- Community Manager Ken DeMarest gave his report , responded to some questions

VIII. Old Business:

- a. ARC committee -see above under ARC committee report
- b. Investment Reserve Fund- Treasurer Donnally gave her report regarding reserves and progress of Loan to Club House. \$100,000 has been invested in CDs , \$50,000 for 6 months at .8% and 50,000 at 1 years at 1.45%
- c. Bent Tree Court Gazebo – Approval given to contract for tearing down the Bent Tree Gazebo
- d. Clubhouse floor damage; get estimated to paint clubhouse

IX New Business-

- a. Handyman-personal residential needs: Still searching, contacted Top Gun and Beth Schroeder; neither available at this time
- b. Ken has several interviews the following day, 5-19, for a new ALHOA employee.

**Note: A dispute occurred prior to the close of the general meeting which was totally unacceptable. It will be addressed at the June 20, 2017 Board Meeting**

- X Executive Session-for ARC Hearing and contract discussion : Motion to go into Executive Session at 8:15pm

XI Return to Open Session

Motion by Vice President Nause, seconded by Treasurer Donnelly to approve Grass Roots Lawn Care estimate for additional mulch inside pool area for \$420., Motion carried

Motion by Treasurer Donnelly, seconded by Vice President Nause directing Property Manager DeMarest to authorize repair of cxlubhouse walk pavers to a maximum of \$250.00. DeMarest will chefck with Top Gun

- XII. Next Meeting – June 20, 2017

- XIII Meeting Adjourned at 8:30pm

Gabe Nause,, Acting Secretary

Date\_\_\_\_\_

