

Arbor Landing Homeowners Association
Board of Directors Meeting Minutes
Tuesday, June 22, 2021 @ 6:30 PM
Arbor Landing Clubhouse

I. Welcome and Call to Order

The meeting was called to order at 6:30 pm by President Iris Adams.

II. Roll Call and Quorum Status

The roll call was taken and quorum confirmed. The Board members present were President, Iris Adams; Vice President, Sophia Akrea; Secretary, Karen Cundiff; and Member at Large, Marvin Potts. Community Partners was represented by Cynthia Ragsdale and Tyler Grieve.

III. Approval of Agenda

Sophia Akrea moved to adopt the agenda with no noted changes. Motion was seconded by Karen Cundiff and passed.

IV. Approval of May 25, 2021 Minutes

Sophia Akrea moved to approve the May 25, 2021 minutes. Motion was seconded by Karen Cundiff and carried unanimously.

V. Reports

A. President - Iris Adams

- Iris purchased a set of three cordless phones, one of which will stay in the pool house since a phone is required there. We did not need to invest in another line.
- Iris suggested that the pool house be power washed next spring when we have the Clubhouse washed.

B. Secretary – Karen Cundiff

- Karen called Mary from the Ironbridge Property Owners Association to report a wall of mud that moved across the lake during the hard rain on Tuesday, coming from the direction of the nearby townhome construction site. Mary talked to Chuck, the VP of the IBPOA, who also saw the mud flow. They will make sure that the builders, as well as Chesterfield County, are made aware of this and strive to curb it better in the future.

C. Treasurer – Paula Mines

- Paula was unable to attend the meeting and will report on two months at our next meeting in July.

D. Office – Cynthia Ragsdale

- There were 6 clubhouse rentals and no cancellations for the month of June.
- Bradley Mechanical came out to service the air conditioner units and provide estimates for repair and replacement. The wiring for the two outside units on the pool end of the Clubhouse appears to have been struck by lightning. Our insurance should cover this. One of the units is still under warranty. Tyler will look into our insurance plan to determine whether it is more cost effective to pay to repair the one not under warranty, depending on the size of our deductible.
- Cynthia will look into the age of the two units at the other end of the Clubhouse and when they were last serviced.
- Douglas Aquatics came out to service the pool pump, which is now working.

- A new stereo system was purchased for the Clubhouse. It sounds great.
- Club/Pool House Supplies: paper towels and trash bags were restocked.
- Office purchases: copy paper, new chain for Tennis/Pickleball Court
- The office has received a new credit card.
- Cynthia has handed out 483 2021 pool pass stickers. 152 residents have signed into the pool log so far.
- Office concerns, questions, and complaints received:
 - It was reported that a property with dogs in the backyard emits a pungent odor that prevents their neighbors from using their backyard as much as they would like. Tyler went by, but did not smell the odor.
 - A resident reported dogs whimpering and barking. Both the noise and the welfare of the dogs is a concern. It has been reported to Chesterfield County Animal Control and they've been out several times.
 - The large hanging branch near Bal Arbor's entrance has been reported to Oneda Manning, Bel Arbor's administrator.

E. Committees

1. Social

- No report.

2. ARC

- Nothing major to report. All applications are being handled by the committee in a timely manner.
- Some upgrades are being undertaken without prior ARC approval. These residents receive letters from Tyler and must still follow the covenants and submit a proposal to ARC.

3. Pool

- The resident that replenished the flowerpots surrounding the pool with flowers has offered to do it again this year. Karen moved and Marvin seconded a motion to reimburse her for the flowers purchased.
- Karen reported that the pool is looking good now that the pump is fixed.
- Marvin mentioned that the wooden posts at the pool house need painting and repair. He will present an estimate to the board for this work.
- A resident was concerned that pool and guest passes are not being checked by the lifeguard when people sign in. It was noted that there is a shortage of lifeguards this year. When only one is on duty, his/her primary responsibility is watching the pool, but members could show it as they walk past him/her. On the weekend when 2 lifeguards are present, the one not in the chair can check IDs. Karen will talk to the lifeguards about this.
- Some concerns from the pool committee are as follows
 - Some tiles are missing along the side of the deep end nearest the pool house and should be replaced next spring before opening.
 - Some chairs need to be power washed.
 - Some parents are not staying within arms length of their young children in the deep end, some rough housing is occurring, and some throwing of heavy balls, all of which are against our Pool Rules and have been reported to the lifeguard on duty.
 - Some residents have brought in overly large floatation devices which make it difficult for others to swim. It was suggested that a sign be put up to promote courteous pool behavior, and this also be mentioned in our next Newsletter.

VI. Management – Tyler Grieve -Violations

- Lawns are looking better since we've had some rain. Tyler has notified several residents that their mailbox posts need to be repainted.
- Tyler didn't smell the dog odor, but will send a letter regarding the barking.
- After an appeal and an upgrade to nice, raised beds, the garden on the side of a home was approved.

VII. Old Business

A. Irrigation System

- Has been turned on

VIII. New Business

A. Clubhouse Rental Procedure

- This will be addressed at our July meeting.

B. Bridge Beside the Lake

- Marvin noticed some boards missing on the small bridge near the dam along the walkway, not far from the pool area. Tyler or Cynthia will find out whether IBPOA is responsible for this since they maintain the lake. Caution tape needs to be put up until it is repaired.

C. Arbor Park Drive

- A large vehicle is continually parked 5 ft. from the stop sign, making it difficult to turn into that street without possibly swerving into another car. Tyler will drive by and check this out after the Board Meeting.

IX. Members' Voice

- Three residents were present.
- Two voiced concerns about the number of cars left parking in the streets, as well as yards not being properly kept up and mildew on homes. Some of these are rental properties.
- Tyler explained the process for handling complaints and violations.
- Iris will address the parking issue in her next Newsletter.
- One member expressed appreciation for the power washing of the pickle ball courts.

X. Adjournment

- It was moved by Karen Cundiff and seconded by Sophia Akrea to adjourn the meeting at 7:21 pm. Motion carried.

Respectfully Submitted,

Karen E. Cundiff,

ALHOA Secretary