

Arbor Landing Homeowners Association
Board of Directors Meeting Minutes
Tuesday, September 28, 2021 @ 6:30 PM
Virtual Meeting on Ring Central

I. Welcome and Call to Order

The meeting was called to order at 6:38 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; Secretary, Karen Cundiff; and Member at Large, Marvin Potts. Community Partners was represented by Cynthia Ragsdale and Tyler Grieve.

III. Approval of Agenda

Karen Cundiff moved to adopt the agenda with the addition of the Pool Committee report. Motion was seconded by Marvin Potts and passed.

IV. Approval of June 22, 2021 Minutes

Iris Adams moved to approve the July 27, 2021 minutes with no corrections, adding that in the future the minutes should only contain what actually happened at the meeting, not any solutions that followed. Motion was seconded by Karen Cundiff and carried unanimously.

V. Reports

A. President - Iris Adams

- Iris has had a couple of opportunities to check the quality of Grass Roots' work and it was fine. She assisted in removing an animal from the pool area. She will be sending out the Fall Newsletter within the next week and asked for submissions.

B. Secretary – Karen Cundiff

- Karen expressed appreciation for all of Iris's work on the Newsletters. Karen shared her concern over the noise level during the Clubhouse rental last Saturday. Large speakers were out on the deck and the music could be heard two blocks away with the windows closed. Since she was the Board Member on call that night, she wondered if she should have asked them to turn it down. Tyler said that the County Ordinance pertains to noise after 11PM, so we have to wait until that time to call in a complaint to the police non-emergency line.

C. Treasurer – Paula Mines

- Paula was out of town, so we will have a two-month report next time.

D. Office – Cynthia Ragsdale reported on Aug. and Sept. since the Board did not meet in August

- There were 4 clubhouse rentals and one cancellation for the month of August, and 5 rentals and 2 cancellations for the month of September.
- Bradley Mechanical replaced one damaged AC unit and repaired the other one which was under warranty.
- Robinson's Plumbing replaced one toilet in the men's restroom in the Pool House and repaired another.
- Top Gun replaced the bottom step on the back deck.
- Clubhouse

- No supplies were purchased
- Office
 - Ink Toner was purchased
- Office concerns, questions, and complaints received:
 - Complaints regarding an abandoned car, trees cut down in a common area, and a privacy fence installed which violates the Covenants. Cynthia did not find the car.
 - Caution tape was placed on the bridge over the dam until a decision is made on repair or replacement, splitting the cost with IBPOA.
 - She obtained estimates from several furniture repair companies to fix the wheels on the Clubhouse chairs. These ranged from roughly \$175 to \$350, depending on what needs to be done.
 - When the Clubhouse and deck are power washed next week, it would cost an additional \$150 to do the Pool House. We will wait and do that in the spring before the pool opens.

E. Committees

1. Social

- Iris Adams reported that we now have a chairperson, but they were not present to give a report.

2. ARC

- There have been 8 or 9 applications in the past 2 months and all have been approved in a timely manner. Iris Adams has now joined Board member Sophia Akrea and several other residents on the ARC committee,

3. Pool

- Douglas Aquatics was able to get the chlorine level up to standard during the month of August, which kept the black algae down and the pool looked much better. If their contract is renewed, two Douglas managers told Karen Cundiff, pool committee chair, that they would install a different pump that uses bleach because the chlorinator did not work properly.
- Karen questioned when the tiles would be replaced since the pool has already been covered for the winter. Tyler has contacted but not heard back from Douglas, which has been an ongoing problem.

VI. Management – Tyler Grieve -Violations

- Tyler will meet with another company, Swim Club Management Group, in a couple weeks to get information on their services and cost. He will ask about having tiles replaced and how they clean the furniture.
- Tyler did a drive through inspection today and the neighborhood looked really good. Almost all of the mailboxes have been painted.
- Tyler is concerned about the danger of basketball goals on the busy streets with cars driving by so quickly. Karen asked about cul de sacs. Tyler said that these do not really concern him, but hesitates to treat residents in different ways.
- Cynthia noted that one resident consistently ignores the *No Skateboarding on the Sidewalk or Deck* sign by the Clubhouse. Others have left RVs parked in the neighborhood for extended periods of time. Iris will put reminders in the newsletter about these issues.

VII. Old Business

- A. We need an ARC chairperson. Iris encouraged any resident who is interested in this to step up.

- B. We did not meet in August.
- C. Clubhouse furniture- Iris ordered some chair wheels and her husband believes that these will work. Before we hire a repair company, Iris and her husband will work on this project.
- D. Clubhouse cleaning contract. So far we only have a bid from our current company. We can still end their contract in a timely manner should another company come forward. Recently the Clubhouse was not cleaned after a Saturday event, despite an event reminder email that week from Cynthia. Two Board members had to rush over and clean it on Sunday morning before the next scheduled event.
- E. Dam- Caution tape has been placed on each side of the walking bridge by the dam. We plan to split the repair cost with the IBPOA. Their estimate from Shaw's is \$2725 to perform a long term fix for the bridge, including replacing the entire bridge with salt treated lumber, removing and hauling away the old wood, and applying a treatment stain once finished. Top Gun's estimate that Cynthia obtained was \$1585 to remove all the floorboards, railings, lattice, and any rotten posts with salt treated wood. They did not see a need to replace the unexposed wood which is not rotten. Iris suggested that we table this decision and handle it by email once Paula returns and checks our budget for this expense.

VIII. New Business

- A. Community Partners has sent out the information for the yearly meeting which will be held virtually on October 14, 2021.

IX. Members' Voice

- There were no comments from residents.

X. Adjournment

- It was moved by Karen Cundiff and seconded by Tyler Grieve to adjourn the meeting at 7:19 pm. Motion carried.

Respectfully Submitted,

Karen E. Cundiff,

ALHOA Secretary