

Arbor Landing Homeowners Association  
Board of Directors Meeting Minutes  
Tuesday, November 23, 2021 @ 6:30 PM  
Virtual Meeting on Ring Central

I. Welcome and Call to Order

The meeting was called to order at 6:34 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, Debbie Shiflett. Community Partners was represented by Cynthia Ragsdale and Tyler Grieve.

III. Approval of Agenda

Karen moved to adopt the agenda. Motion was seconded by Sophia and passed.

IV. Approval of September 28, 2021 Minutes

Debbie moved and Karen seconded to approve the September minutes. Motion passed.

V. Reports

A. President - Iris Adams

- Iris and her husband performed some minor repairs at the clubhouse.

B. Secretary – Karen Cundiff

- Karen expressed appreciation for the voluntary work done by Iris and her husband.

C. Treasurer – Paula Mines

- Paula was unable to attend, so her report will be given at our next meeting.

D. Office – Cynthia Ragsdale reported on October and November since the Board did not meet in October due to the yearly ALHOA meeting.

- There were 7 clubhouse rentals and no cancellations for the month of October, and 1 rental and no cancellations for the month of November.
- Shaw's completed replacement of the wood on the bridge over the dam for a cost of \$2,725. This expense will be split with IBPOA, with ALHOA paying \$1,362.50. Cynthia will forward the invoice, once Mary sends it, to Tyler for payment.
- Clubhouse
  - The social committee chair purchased supplies for happy hour.
  - Bulbs were purchased for the outdoor perimeter deck lights.
- Office
  - Cynthia purchased business cards, a sneeze guard protective shield, and replaced the worn protective carpet chair mat
- Office concerns, questions, and complaints received:
  - Complaints regarding abandoned cars, cars parked on the lawn instead of the driveway, yard excavations, trash cans not stored properly, and power washing neighborhood entry street sign poles (mold & mildew stained) ALHOA Board of Directors consider covering the cost to have it done.
  - A quote was received from Heather Wells with Green Pavement Preservation & Asphalt Rejuvenation wanting to know if the ALHOA Community is interested in rejuvenating paved areas or asphalt soon.
  - Gail Potts would like to join the ARC Committee.

- Our clubhouse security system will need to be upgraded from 3G to LTE. Cynthia is currently gathering price quotes from several companies.
- Repair items were completed by Mrs. Iris and her husband Mr. Adams at no charge. They repaired the Dumpster door that would not close, put the decoration back on the wall in the bar kitchen, replaced blown bulbs in the clubhouse, and replaced the battery in the bar kitchen smoke alarm that was beeping. They completed these items because the handyman is still under doctor's care.

#### E. Committees

##### 1. Social

- The social committee has scheduled another happy hour for December 3 after having a good turnout in November. No other events are scheduled.

##### 2. ARC

- One request was denied in November. This will be discussed in Executive Session following this meeting.

##### 3. Pool

- Will be discussed in new business

#### VI. Management – Tyler Grieve -Violations

- Tyler did a major drive through inspection around Halloween. The main violations he noted were mailbox posts that need painting. Carl Golden, whose info is listed on our website, is willing to design, paint, and replace posts for a fee. He lives in Arbor Landing.
- In the next week or so, Tyler will send the Board a list of open violations from the past year so that the Board can make recommendations on how to proceed.
- As Board president, Iris needs to meet with Tyler to sign some contracts for 2022.

#### VII. Old Business

- A. Clubhouse furniture- Iris ordered some chair wheels which did not work, so she will order a different model. She and Cynthia will count how many are needed.

#### VIII. New Business

- A. Tyler has received bids for pool contracts from Douglas Aquatics and Swim Club Management Group. Due to higher salaries for lifeguards and other cost increases, both bids are higher than our 2022 pool contract budget. Several possible solutions were discussed including cutting pool hours or instituting Swim at Your Own Risk without guards. It was decided to continue this discussion at a December meeting when our treasurer, Paula Mines, is present.

#### IX. Members' Voice

- There were no comments from residents.

#### X. Adjournment

- It was moved by Debbie and seconded by Sophia to adjourn the meeting at 7:12 pm. Motion carried.

Respectfully Submitted,

*Karen E. Cundiff,*

ALHOA Secretary