

**Arbor Landing Homeowners Association
Board of Directors Meeting Minutes
Tuesday, April 26, 2022 @ 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, Debbie Shiflett. Community Partners was represented by Cynthia Ragsdale and Tyler Grieve.

III. Approval of Agenda

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

IV. Approval of March 22, 2022 Minutes

Debbie moved to approve the March 22, 2022 minutes. Motion was seconded by Karen and carried unanimously.

V. Reports

A. President - Iris Adams

- Iris sent out the spring newsletter. Grass Roots has begun mulching.

B. Secretary – Karen Cundiff

- No report

C. Treasurer – Paula Mines

- Paula was unable to attend this meeting so she will present the financial reports for 2 months at our May meeting.

D. Office – Cynthia Ragsdale

- There were 6 clubhouse rentals and no cancellations for April.
- Johnson Controls delivered a new battery for the alarm system.
- Clubhouse supplies purchased included: paper towels, screws and bolts for a folding table, and more keys for the tennis/pickleball court.
- Complaints included raked leaves left in piles which blew into neighbor's yard and exterior alterations done without approval.
- Drainage culvert issues on Drayton Landing will be referred to Mary with IBPOA.
- Marvin Potts Handyman repaired one of the clubhouse toilets (running), repaired front gutters, repaired leaking reserve sink in the large kitchen, and the storage closet door.
- A resident repaired the coffee table, the doorknob to the chair closet, and replaced bulbs in the chair closet.
- The spring power washing of the Clubhouse, Deck, and Pool House will be done on May 25 before the pool opens.

E. Committees

1. Social

- The neighborhood Yard Sale will be on April 30.

2. ARC

- A chairperson is still needed.
- The Committee is working on updating the guidelines.

3. Pool

- Tanner Kelson with Swim Club Management informed Karen that they will be bringing in a new chlorinating system at no extra charge.
- They will assess tile repair.
- They will let us know if our vacuum needs new parts.
- Once they take over, the pool will remain blue all winter.
- Acid washing is probably not an option as it can't be drained into the lake.
- He already has 4 lifeguards lined up who want to work at our pool.
- They will provide a Swim at Your Own Risk sign as needed.

VI. Management – Tyler Grieve - Violations

- A few still haven't painted mailboxes or taken care of lawn issues.
- He will share ongoing violations with the board for feedback on how to proceed.

VII. Old Business

A. Clubhouse Furniture

- Will be discussed at our next meeting when our Treasurer, Paula Mines, is present.

B. TV/Cable

- Will be discussed at our next meeting when our Treasurer, Paula Mines, is present.

C. Clubhouse Repair

- Will be discussed at our next meeting when our Treasurer, Paula Mines, is present.

D. Tree Removal Estimates in pool area

- Three bids were received, ranging from \$2,800 to \$3,700 including stump removal. No action was taken.

VIII. New Business

A. Pool Letter

- The Board approved the pool letter regarding the disbursement of pool cards/yearly stickers.

B. Pool Schedule

- Karen suggested a simple, daily schedule of noon to 8pm, with Swim at Your Own Risk when lifeguards are not available.
- The Board voted on 12/28/21 to approve the 6-8 Swim at Your Own Risk, with the pool open weekdays with guards from 12-6.
- Due to the early public school start date this summer, there will be 10 days with no guards until 4pm. Thus, Karen and the pool committee want to open the pool from 12 to 4 on school days for an additional Swim at Your Own Risk time. Karen, or a committee member, will unlock the pool at noon on those days, put up the Swim at Your Own Risk sign, and watch that all swimmers sign in and show their passes.
- After some discussion, Debbie restated that the hours should be from 12 to 8 daily and the members present agreed.

IX. Members' Voice

- Bruce Jacobs from the IBPOA board shared their need for volunteers, explained their new management company, and summarized what their dues cover.

X. Adjournment

- Karen motioned and Debbie seconded to adjourn the meeting. Motion carried. The meeting was adjourned at 7:28 pm.

Respectfully Submitted,
Karen E Cundiff,
ALHOA Secretary