

**Arbor Landing Homeowners Association
Board of Directors Meeting Minutes
Tuesday, May 24, 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; Treasurer, Paula Mines, and Member at Large, Debbie Shiflett. Community Partners was represented by Cynthia Ragsdale.

III. Approval of Agenda

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

IV. Approval of April 26, 2022 Minutes

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

V. Reports

A. President - Iris Adams

- Iris updated the ARC application regarding the color scheme.

B. Secretary – Karen Cundiff

- No report

C. Treasurer – Paula Mines

- Audit found no major problems.

D. Office – Cynthia Ragsdale

- There were 4 clubhouse rentals and no cancellations for May.
- Clubhouse supplies purchased included an LED light fixture for the chair closet and a new faucet for the large restroom.
- Complaints that were referred to Mary with IBPOA: debris from beavers was removed from the lake and Chesterfield County will address debris and vegetation causing drainage problems behind Drayton Landing.
- Complaints involved bare lawns, uncut grass, and yards in disrepair.
- The Women's Group scheduled to meet at the AL Clubhouse the second Thursday of each month has ceased as of April 10, 2022 due to lack of support.
- Marvin Potts Handyman repaired the dumpster door damaged in the storm last week and is addressing the repair of the large restroom faucet, replacing the light in the chair closet, and checking the flood light over the deck gazebo and lights in front of the Monument Sign.
- Officer Hyne came out to patrol the clubhouse parking lot to deter loitering in the parking lot.
- The spring power washing of the Pool House will be done on May 27 before the pool opens.

E. Committees

1. Social

- No report.

2. ARC

- The Committee is working on updating the guidelines.
- Residents must approve any major changes to the guidelines, such as allowing vinyl fences. They will address the fence issue promptly.

3. Pool

- Some tiles have been repaired. Other repairs will be made when parts come in.

VI. Management – Tyler Grieve

- No report as Tyler was unable to attend.

VII. Old Business

A. Pool Letter

- Was approved as sent

B. Pool Schedule

- Because of insurance issues, we cannot offer Swim at Your Own Risk hours.
- The 2022 Pool Hours will be 12-8 daily and 4-8 when school is in session.

C. Clubhouse Furniture

- The interior designer got the layout and measurements and will have ideas for us in a couple of weeks.

D. TV/Cable

- Iris checked on cable prices. She will do some more checking and email the board with some choices.

E. Clubhouse Repair

- Metro Group stated that repairs needed appear to be superficial and gave an estimate of \$7,000 base price.
- The board asked Cynthia to obtain two more bids on Clubhouse repairs and painting. They would like Metro to itemize their bid.
- Since the Clubhouse wasn't painted that long ago and still looks good, Karen suggested that we not repaint the entire interior but just touch up areas as needed after the repairs. Cynthia verified that there are cans of paint in storage.

VIII. New Business

A. Stop Signs

- Paula and Sophia suggested that stop signs will be needed at the intersection of Arbor Landing Drive and Ironbridge Blvd. with the new development going in.
- An application would need to go through VDOT.

IX. Members' Voice

- No residents were present at the meeting.

X. Adjournment

- Karen motioned and Paula seconded to adjourn the meeting. Motion carried. The meeting was adjourned at 7:22 pm.

Respectfully Submitted,

Karen E Cundiff,
ALHOA Secretary