

**Arbor Landing Homeowners Association Board of Directors Meeting**

Tuesday, November 22, 2022@ 6:30 PM

Virtual Meeting

<https://meetings.ringcentral.com/j/6641497238>

**I. Welcome and Call to Order**

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

**II. Introduction of Board Members/Roll Call and Quorum Status**

The roll call was done, and quorum was confirmed. The Board members present were President, Iris Adams; Vice-president, Sophia Akrea; and Member-at-large, Debbie Shiflett. Community Partners was represented by Madeline Thomas.

**III. Approval of Agenda**

Debbie Shiflett moved to adopt the agenda with no noted changes. Motion was seconded by Sophia Akrea and the motion carried unanimously.

**IV. Approval of October 25, 2022 Minutes**

Motion was made by Iris Adams and seconded by Debbie Shiflett to approve the October 25, 2022 minutes. Motion carried.

**V. Reports**

**A. President – No Report**

**B. Secretary – No Report**

**C. Treasurer**

**• Financials**

The Treasurer had a family emergency and was unable to attend this meeting. The report was emailed. Everything looks normal on the Financial Report.

**D. Office [Madeline Thomas]**

- There were five (5) Clubhouse rentals for the month of November and no cancellations.
- The clubhouse and the deck were power washed and the gutters were cleaned.

**Office Concerns/Questions/Complaints**

- There were complaints concerning pet owners not disposing of pet waste and beavers destroying trees near the lake.
- There was a concern that we have no social activities planned for the children. There is no advertising on the monument signs. There was a suggestion to add a basketball goal to the back of the clubhouse area.
- Continuous complaints about the raked leaves left of the side of the road and blown into the drainage ditches.

**E. Committees**

**1. Social [Iris Adams]**

- The Social Committee will be having another “Happy Hour” in December. They are looking forward to more scheduled events in 2023.

**2. ARC [Iris Adams]**

- The ARC Committee continues to receive applications and we have turned them around in a timely manner.

**3. Pool [Debbie Shiflett]**

- We are getting bids for the tree removals around the pool area. The pool contract has been signed for 2023. The new pool furniture is being ordered. Additional maintenance will be ongoing for the pools. We will make sure that all of the items surrounding the pool will be taken care of, at least one week prior to the pool opening.

**VI. Management – Madeline Thomas**

- Violations/Lawncare
  - Madeline will be driving around the neighborhood in February looking for any violations. When she drove around in October, there a lot of mailbox post, house power washing and property clean-up that needed attention. We notified the homeowners via email distribution to allow them time to address these items to avoid getting a violation letter.

**VII. Old Business**

**A. Open Director’s Seat**

- The Open Director’s Seat has been filled by appointment. Eugendra Barrow will fill the open seat on the ALHOA Board of Directors. She will become our new secretary.

**B. Pool Repairs**

- Pool Repairs were addressed in the Pool Committee’s Report.

**C. Clubhouse Furniture**

- We will table until the next meeting since Paula is not here.

**D. Pool Furniture**

- The Pool Furniture was addressed in the Pool Committee’s Report.

**VIII. New Business**

**A. Tree Removal**

- We will ask Mrs. Cynthia to get us several bids for removing the trees.

**IX. Members Voice**

- No comments or concerns.

**X. Adjournment**

- It was motioned by Sophia Akrea and seconded by Debbie Shiflett to adjourn the meeting. Motion carried. The meeting was adjourned at 7:05 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Lisa Adams".

ALHOA President