

**Arbor Landing Homeowners Association Board of Directors Meeting Minutes**  
**6201 Ironbridge Parkway, Chester, Virginia 23831**  
**Tuesday, February 28, 2023 @ 6:30 PM**

**I. Welcome and Call to Order**

The ALHOA 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; Secretary, Eugendra Barrow; 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 Eugendra Barrow and the motion carried.

**IV. Approval of 11/28/22 and 01/24/23 Minutes.**

The November 2022 minutes were approved at the January 24, 2023 ALHOA Meeting. Motion was made by Debbie Shiflett and seconded by Eugendra Barrow to approve the January 24, 2023 minutes. Motion carried.

**V. Reports**

A. **President** – No Report

B. **Secretary** – No Report

C. **Treasurer**

- **Financials** - The Treasurer was unable to attend this meeting due to family obligations. The report was emailed. Each transaction was explained in detail on the Financial Report.

D. **Office [Madeline Thomas]**

• **Office Question/Concerns/Complaints:**

- Pool house sidewalks - waiting on a quote to power wash the sidewalks from Cynthia Ragsdale.
- Madeline stated that we will give homeowners the opportunity to power-wash their homes before getting a salutation due to the pollen season.
- There were complaints about removal of trees. ARC committee will approve or disapprove any application for tree removal. Some residents want to cut down some trees to beautify their yards. ARC considers this on a case-by-case bases.
- Residents want the neighborhood to stay in better condition so we can keep the property value up.

E. **Committees**

**1. Social [Iris Adams]**

- Social Committee – had volunteers to commit to assisting the Social Committee with the upcoming Easter Egg hunt on April 1, 2023.

**2. ARC [Iris Adams]**

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

### **3. Pool [Debbie Shiflett]**

- We will be replacing the blue tile in the pool as well as the stones. We have ordered new umbrellas and tables. We will try to clean the lounge chairs. Pool area looks better. We will be getting estimates to repair the gazebo.

### **VI. Management [Madeline Thomas]**

- Violations/Lawn Care - Madeline drove around the neighborhood in February looking for violations. One of the homeowners had removed their air conditioner from their window and some of the residents had power washed their homes from the email correspondence sent to them.

### **VII. Old Business**

#### **A. Camera Installation**

- We still need to have a camera installed near the Kiddy's pool since there is no lifeguard on duty as an extra measure of security. Cameras are installed all around the Clubhouse.
- We received a security call around 1:00 am stating that there was motion in the hallway. The police were called. They came and walked around the Clubhouse checking everything.

#### **B. Pool Repairs**

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

#### **C. Clubhouse Furniture**

- No Report.

#### **D. Pool Furniture**

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

### **VIII. New Business**

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

### **IX. Members Voice**

- One of the homeowners asked if the new camera would record the parking lot. A portion of the parking will be in coverage.
- A homeowner was concerned about the all-terrain vehicle (ATV). There is a man and woman riding two ATVs in the neighborhood.
  - Shelly provided a telephone number to call about residents speeding through the sub-division. It is 804-318-8084. The website is [SPEEDING@CHESTERFIELD.GOV](mailto:SPEEDING@CHESTERFIELD.GOV).

### **X. Adjournment**

- It was motioned by Debbie Shiflett and seconded by Eugendra Barrow to adjourn the ALHOA meeting. Motion carried and the meeting was adjourned at 7:15 pm.