

**Arbor Landing Homeowners Association Board of Directors Meeting Minutes**  
**6201 Ironbridge Parkway, Chester, Virginia 23831**  
**Tuesday, April 25, 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.

**III. Approval of Agenda**

Debbie Shiflett moved to adopt the agenda with no noted changes. It was seconded by Eugendra Barrow. Motion carried.

**IV. Approval of February 28, 2023 & March 28, 2023 Minutes.**

**February 28, 2023**

Debbie Shiflett made a motion to accept and approve the February 28, 2023 minutes. Eugendra Barrow seconded the motion. Motion carried.

**March 28, 2023**

March 28, 2023 Minutes had changes made by the President. Motion was made by Debbie Shiflett to approve the March 28, 2023 with the changes made. It was seconded by Eugendra Barrow. Motioned carried.

**V. Reports**

**A. President** – No Report

**B. Secretary** – No Report

**C. Treasurer**

- **Financials** - The Treasurer, Paula Mines was not in attendance. We went over the Financial Report. Nothing stood out, business as usual. There were no questions or concerns.

**D. Office Report** – Read by the President

- Seven (7) Rentals for April 2023, No cancellations.
- Replaced 4-foot (white) damaged table with 6-foot (black) table.
- Purchased two (2) new tablecloths for large kitchen.
- Purchased 2023 stickers for pool entry, clear scotch tape and permanent sharpies.

**Office Concerns/Questions/Complaints**

- There have been concerns about the Group Homes and Home Daycares in the ALHOA Community.
- Continuous complaints about the trash on the front lawn, wooden crate in the yard, unraked leaves, homes in disrepair, power washing and trash cans left out after trash pick-up.
- Concern about neighborhood entry signs in need of power washing, moving pods in the driveway, and utility trailers, campers and RVs parked on property.

- Concern about trash bags left on side of Ironbridge Parkway and advertising signs, beavers destroying trees near the lake were all referred to Mary with IBPOA.

#### **E. Committees**

##### **1. Social Committee – No Report**

##### **2. ARC [Iris Adams]**

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

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

- Made progress on pool repairs. Feeling pretty good on how it is looking around the pool.
- We are making plans for the Memorial Day Cook Out.
- Received quotes for Power Washing the cement – one for \$950 and another for \$600. Debbie Shiflett made a motion to approve power washing the cement in the pool area for the lowest bid. It was seconded by Eugendra Barrow. Motion carried.

#### **VI. Management – No Report**

#### **VII. Old Business**

##### **A. ARC Guidelines – Table until a later meeting**

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

- Top Gun sent an estimate of \$5600 which included the four (4) post that needed to be replaced to make everything secured for the gazebo and the pool house.

##### **C. Pool Area Cement – Powerwash**

- See Pool Committee Report

##### **D. Additional Camera (Kiddy Pool)**

- Table until next meeting

#### **VIII. New Business**

##### **A. Clubhouse Floors**

- The bank will issue us a debit card in which we will be able to order the clubhouse furniture.

##### **B. Social Event for Pool Opening**

- See Pool Committee Report

#### **IX. Members' Voice**

- There were concerns about the speed limit on Arbor Landing and vehicles speeding through the sub-division. We will check with the county and VDOT to see what we can do other than calling the police to patrol the area.

#### **X. Adjournment**

- Motion was made by Debbie Shiflett and seconded by Eugendra Barrow to adjourn the meeting at 6:52 p.m. Motion carried.