

Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, Virginia 23831
Tuesday, May 23, 2023 @ 6:30 PM

I. Welcome and Call to Order

The ALHOA meeting was called to order at 6:31 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; Treasurer, Paula Mines; Secretary, Eugendra Barrow; Member-At-Large, Debbie Shiflett and Community Partners was represented by Bill Swift.

III. Approval of Agenda

Paula Mines made a motion to approve the agenda and it was seconded by Sophia Akrea. Motion carried.

IV. Approval of April 25, 2023 Minutes.

Paula Mines made a motion to table the April 25, 2023 minutes until the next meeting.

V. Reports

A. President

- Justin came to power wash the cement in the pool area, but there were too much materials in the area. He stated that if he services the pool after hours, it would be double the price. Tanner from Swimming Management has agreed to split the cost with us. The after-hours cost will be \$1200. All furniture will have to be moved prior to Justin coming out.
- We have flower pots with no flowers in them.
- Paula Mines made a motion to spend between \$100-\$150 for 6 pots around the pool area for plants. It was seconded by Eugendra Barrow. Motion carried.

B. Secretary – No Report

C. Treasurer

- **Financials** - The Treasurer provided the Financial Report and explained in details. April had larger expenses. Everything else was on track. She will be reviewing all financials and it they should be better next month.

D. Office Report – Read by the President

- Six (6) Rentals for May 2023.
- Purchased two (2) umbrella bases at \$30 each.
- Purchased a two-foot table and batteries for the thermostats.

E. Committees

1. Social Committee

- We will be having a Pool Opening Cookout on Memorial Day from 2:00 pm to 5:00 pm.

2. ARC [Iris Adams]

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

3. Pool [Debbie Shiflett]

- There is still a little work to do to get the pool open on time. We have been in communication with Swim Club Management to have the pool open on Opening Day.

VI. Management – Bill Swift

A. Violations/Lawn Care

- He did a drive through and things are looking better.

VII. Old Business

A. Additional Pool Repairs

- Most of the pool repairs have been completed

B. Pool Area Cement – Powerwash

- Discussed in President's Report

C. Clubhouse Furniture – Update

- We will order the furniture and it should be arriving around the August timeframe.

D. Clubhouse Floors – Update

- Paula stated that we are continuing to get bids for the flooring and also different samples to choose from.

E. Social Event for Pool Opening

- Discussed in Social Committee Report

VIII. New Business

A. Pool House Tables

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

B. Pool Contract

- See Pool Committee Report

IX. Members' Voice

- None.

X. Adjournment

- Motion was made by Paula Mines and seconded by Sophia Akrea to adjourn the meeting at 7:44 p.m. Motion carried.