

Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, Virginia 23831
Tuesday, June 27, 2023 @ 6:30 PM

I. Welcome and Call to Order

The ALHOA meeting was called to order at 6:30 p.m. 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; Sargent-at-Arm, Debbie Shiflett and Community Partners was represented by Bill Swift.

3 homeowners were present.

III. Approval of Agenda

Debbie Shiflett made a motion to approve agenda and second by Eugendra Barrow. Motion carried.

IV. Approval of May 23, 2023 Minutes.

Minutes for 4/25/2023 - Debbie Shiflett motioned to approve minutes as presented and second by Eugendra Barrow.

Debbie Shiflett made a motion to approve the Minutes for May 23, 2023. Second by Eugendra Barrow. It was moved and properly second. Motion carried.

V. Reports

A. President Report

- **Air condition unit went out – Bradley mechanics came out. To replace will be \$600 plus to replace but did not replace because been working every since.**
- Concerns about Life Guard on duty for weekend

B. Secretary – No Report

C. Treasurer

- **Financials** - The Treasurer provided Financial Report and items listed in details.

D. Office Report

- **8 Rentals for June 2023**
- **Pressure washed cement at pool house**
- **Office Concerns – Picnic table thrown in the lake.**

E. Committees

1. Social [Iris Adams]

- Social Committee - had cook out

2. ARC [Iris Adams]

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

3. Pool [Debbie Shiflett]

- Pool opened. Received compliments about changes been made, the appearance. Blue tile replaced, white coping stones, pool decking power washed. Purchased furniture for around pool, trees cut down. Iris has done a lot of work. Cleaned white chairs. Went above and beyond to get the pool ready. Presented Iris with a token of love. In communication with the Pool Management Feeling pretty good on how it is doing around the pool.

VI. Management – [Bill Swift]

- Violations – discussed in Executive meeting. Things look better. He did a drive through.
- Commitment made has been fulfilled in having access to the pool by having passes.

VII. Old Business

- Club House work – they will provide a warranty if we stay with them. \$9k additional for work that they did not see ahead of time. If they did not do the work, they could not warrant the work. Came with 1 yr warrant. As long as they continue the work, beyond the year they will warrant. Debbie Shiflett stated they have strict policy, the pool management company. They are not following all of what we want. Should be a two-way agreement. But it is not.
- Not seeing two life guards for the weekends but do not see two life guards as agreed upon for weekends. She seen two life guards only one time.
- Bill Swift suggested to let Cynthia Ragsdale know and she can verify. We don't want to have to pay two life guards if only one is showing up. Iris will talk with Tanner about that.

A. LAWN CARE – NO REPORT

VIII. Members Voice

- Arbor Landing residents acknowledged and complimented President Iris Adams, for listening and reacting to improving our sub-division. Thanked her for making such positive results. The pool is much cleaner as well.

IX. Adjournment

- **Motion was made by Debbie Shiflett and second by Eugendra Barrow to go into the executive meeting. Meeting adjourned at 7:08 p.m.**

Executive meeting started at 7:12 p.m. – discussed performing audit Arbor Landing Home owners financials.

2 violations

Motion made by Debbie Shiflett and second by Eugenra Barrow. Adjourned from executive meeting to go back to Regular meeting at 7:45 p.m. It was moved and properly second at 7:45 p.m. Regular meeting adjourned.