

Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, Virginia 23831
Tuesday, September 26, 2023 @ 6:30 PM

I. Welcome and Call to Order

The ALHOA meeting was called to order at 6:30 p.m. by the Vice President, Sophia Akrea.

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; Secretary, Eugendra Barrow; Member-At-Large, Debbie Shiflett and Community Partners was represented by Bill Swift.

III. Approval of Agenda

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

IV. Approval of July 25, 2023, 2023 Minutes.

Minutes for 7/25/2023 - Sophia Akrea motioned to approve minutes as presented and second by Eugendra Barrow. Motion carried.

V. Reports

A. President Report – No Report

B. Secretary – No Report

C. Treasurer – No Report

- **Financials** - Bill Swift stated bill for audit was paid for Year to date. Bill stated working on 2024 budget.

D. Office Report

- Concerns and complaints about moving POD in the driveway, dump truck in the driveway, dead branches and tree debris left in the yard, basketball goals on the street, mail boxes needing repair/numbers, an unapproved 6-foot privacy fence in the community, mold and mildew on homes, and trees removed without ARC approval that were not dead, diseased or a hazard.
- The Declarations and Architectural Guidelines require a garage to allow at least one vehicle and there have been concerns about garage enclosures without reviewing the Declarations or ARC Guidelines before taking on this expensive project. Being discussed by the ALHOA Board/Executives.

E. Committees

1. Social [Iris Adams]

- Social Committee – no social activities for month of July

2. ARC [Iris Adams]

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

3. Pool [Debbie Shiflett]

- Participation at the Arbor Landing Pool was better.
- Bottom of Pool is extremely rough. Do not want people cutting themselves. Debbie Shiflett suggested have someone to come out and service the pools. Will come from Reserves Budget Line.

VI. Management – [Bill Swift]

- **Violations/Lawn Care – No Report**
- Approved purchasing a laptop for Arbor Landing Association Coordinator, Cynthia Ragsdale. Novo Type Laptop with a 3 Year Warranty.
- Debbie Shiflett made a motion to purchase a new laptop for the Arbor Landing Association Coordinator, Cynthia Ragsdale, not to exceed \$1500. Second by Sophia Akrea. Motioned carried.
- Bill Swift stated current monthly Association Fee is \$59.50. Will increase. Grounds Maintenance went up.
- Bill Swift stated do not currently have a Contract for the Pool.
- Bill Swift stated John will be present for the October 12, 2023 Annual Meeting.

VII. Old Business

- Iris Adams suggested having a Drop Box to drop keys at the Arbor Landing Club House. Decision made not to have a drop-box for key drop-off.

VIII. New Business

A. Club House Repairs

Bill Swift suggested to have a contractor come out to look at repairs for the Arbor Landing Club House.

B. Covenant and Architectural Designs – will further discuss.

C. No Pool Contract

IX. Members Voice

None.

X. Adjournment

- Motion made by Debbie Shiflett and seconded by Sophia Akrea to adjourn the meeting at 7:48 p.m.
Motion carried.