

Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, Virginia 23831
Tuesday, October 24, 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; and Community Partners was represented by Bill Swift.

III. Approval of Agenda

Sophia Akrea made a motion to approve agenda and second by Eugendra Barrow with correction to remove the year 2023 that was typed twice. Motion carried.

IV. Approval of September 26, 2023 Minutes.

Minutes for 9/26/2023 - Sophia Akrea motioned to approve minutes as presented and second by Eugendra Barrow. Motion carried.

V. Reports

A. President Report – No Report

The slate of officers for one year: Sophia Akrea for Vice President, Eugendra Barrow for Secretary and Debbie Shiflett will continue to serve in their current positions. Sophia Akrea made the motion and second by Eugendra Barrow. Motion carried.

B. Secretary – No Report

C. Treasurer – No Report

• **Financials** - Bill Swift - Line 7220 Trash Collection \$1100 for trash. \$771 will be corrected will see it on the budget

New Business

Taking it out the reserve money market:

Balance sheet first page at bottom \$ amount in the 2623232. In a money market with low interest bill is recommending 200K can go into a money market/CD. Thinking about doing the roof in 2024 don't do before April and May. Will check with Bank of Southside VA - get Cynthia to check on the CDs to see what rates they are offering. They pay more for 3 to 6 months. Earning less than 1%.

Resurfacing the pool floor will come out Reserves.

D. Office Report

- Concerns and complaints damages to clubhouse. Scratches on the tables and walls.
- **Questions/Concerns about when will get the new furniture for the Arbor Landing Club House. Treasurer considering going with another vendor. The ALHOA Board of Directors will further discuss.**

E. Committees

1. Social [Iris Adams]

- Social Committee – on Friday, October 20, 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]

- No Report

VI. Management – [Bill Swift]

- **Violations/Lawn Care** – RVs in drive-ways.
- Sending letters out to homeowners include 2024 Proposed budget. Motion made by Sophia Akrea that proposed budget for 2024 not increase the assessment fee for 2024. Second by Eugendra Barrow.
- The pool company contract is rolling over to 2024 with a 5% increase.
- The Grass Roots Contract \$21087.00 for 2024. Sophia Akrea made motion about the increase in the contract. Eugendra Barrow second. Motion carried.
- Tabled the furniture topic.
- Discussed upgrading ALHOA website.

VII. Old Business

VIII. New Business

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- A. Iris Adams suggested to add to the budget – 65-inch television for \$398.00 from Walmart for the Wicker room. Smart TV. Motion made by Sophia Akrea to add a 65-inch television to the wicker room. Second by Eugendra Barrow.
- B. Bill Swift stated we are \$20k ahead the budget.
- C. New accounts with Widlock – attorney for collection.
Nguyen has old accounts about 6 of them for a long time.
- D. Iris Adams suggested to keep assessments as is due to not sending a notification out to residents.
- E. Sophia Akrea suggested doing a welcome letter for new homeowners in Arbor Landing.

IX. Members Voice

None.

X. Adjournment

- Motion made by Sophia Akrea and seconded by Eugendra Barrow to adjourn the meeting at 8:10 p.m.
Motion carried.