

Arbor Landing Homeowners Association Board of Directors Meeting Minutes

Virtual Meeting

Tuesday, April 22, 2025 @ 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 Iris Adams, President; Sophia Akrea, Vice President; Eugendra Barrow, Secretary; and Community Partners were represented by Melanie Culbreth.

III. Approval of Agenda

Sophia Akrea made a motion to approve the agenda, and it was seconded by Eugendra Barrow. Motion carried.

IV. Approval of November 26, 2024 and March 25, 2025 Minutes

Eugendra Barrow made the motion to approve the November 26, 2024 and March 25, 2025 minutes. It was seconded by Sophia Akrea. Motion carried.

V. Reports

- **President Report – Iris Adams**
 - Information will be included in the meeting.
- **Secretary – No Report**
- **Treasurer – No Report**

Financials – No Report

- **Office Report – Melanie Culbreth**

Melanie Culbreth gave a brief report. A thorough report was not included.
- **Committees**
 1. **Social [Iris Adams]**

The social event was canceled and will be rescheduled.
 2. **ARC [Iris Adams]**
 - The ARC Committee received applications and turned them around in a timely manner.
 3. **Pool [Iris Adams]**
 - Signature Pool will start on the Acid Wash for both pools at the beginning of May and the work will be completed before the opening of pool season.

VI. Management [Melanie Culbreth]

- **Violations/Lawn Care** – Melanie is working the violations.

VII. Old Business

- Clubhouse Beautification
 - Iris Adams discussed the beautification of the area in front of the Arbor Landing Clubhouse. We have received several bids. Hawthorne Landscaping, Inc. is a smaller company and their bid was \$7,060.00. Their bid was the lowest. Melanie Culbreth stated that she has worked with them in the past and they were a reputable company. Iris Adams made a motion to accept the Hawthorne Landscaping, Inc. proposal to beautify the middle of the clubhouse area and it was seconded by Sophia Akrea. Motion carried.

VIII. New Business

- A Reserve Study has been completed. We are good, but in several years, we may need to add more money to the reserves as we will be approaching costly repairs or replacement of several large items which include the pool and we are looking to address the Pickle Ball Court in 2026 or 2027.
- The Retaining Wall is almost at its life expectancy and will need to be addressed. It was suggested to start getting estimates this year and next year. Melanie Culbreth will check into this.
- The ceiling in the front room of the Clubhouse has mold. A contractor stated humidity is causing the issue. It was suggested that a ceiling fan be installed. Iris Adams and Melanie Culbreth suggested getting a second opinion. Melanie will work on that.

IX. Member's Voice

- No Comments

X. Adjournment

- Sophia Akrea made a motion to adjourn the meeting at 7:05 p.m. and it was seconded by Eugenra Barrow. Motion carried. Meeting adjourned.