

Arbor Landing Homeowners Association Board of Directors Meeting Minutes

Virtual Meeting

Tuesday, July 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; Eugendra Barrow, Secretary; and Community Partners were represented by Melanie Culbreth.

III. Approval of Agenda

Eugendra Barrow made a motion to approve the agenda, and it was seconded Iris Adams. Motion carried.

IV. Approval of May 27, 2025 Minutes

Eugendra Barrow made the motion to approve the May 27, 2025 minutes. It was seconded by Iris Adams. Motion carried.

V. Reports

A. President Report – No Report

B. Secretary – No Report

C. Treasurer – No Report

Financials – Melanie Culbreth

- Reported the following:
 - Reinvested CDs.
 - Taxes are a little bit higher. We should start budgeting for the 2026 budget and will have a draft.
 - No extra expenses that were not expected.
 - The Clubhouse roof should be good for another 15 more years.
 - It is a concern that the Retaining walls are beginning to fall apart. We did get an estimate.
 - Iris Adams suggested adding a storage shed to house all the furniture, table and chairs for the pool, 10X12.
 - Iris Adams suggested adding a swing between the trees and sliding board.
 - Iris Adams stated that we still need to get the kitchen cabinet repaired.

D. Office Report – See Cynthia Ragsdale's Report

- There were seven (7) rentals and zero (0) cancellations.
- Johnson Controls repaired camera wiring at pool house and reset back door sensor to Gazabo.
- DeShazor Handy Services repaired two (2) toilets in the pool house ladies' restroom.
- Clubhouse supplies ordered was paper towels and toilet paper.
- Office supplies ordered was printer cartridges.

Complaints

1. Complaints unkempt property, overgrown yards, yards with no grass only weeds.
2. Concerns about non-compliant storage sheds, and utility trailers parked on the street and in the driveway.
3. Complaint regarding the weeds and condition of the Tennis/Pickle Ball Court.
4. Complaint about rough play at the pool.

E. Committees

1. **Social [Iris Adams]**
 - Social Committee
2. **ARC [Iris Adams]**
 - One (1) application was received and approved in a timely manner.
3. **Pool [Iris Adams]**
 - There have been no complaints about the pool.

VI. Management [Melanie Culbreth]

- **Violations/Lawn Care** – We have had 48 violations.

VII. Old Business

- Iris Adams asked Melanie whose name are the CDs in.

VIII. New Business

- Iris Adams stated that we need to add language in the contract for clubhouse renters. When moving furniture, take a picture or video prior to moving the furniture so the renters can place the furniture back correctly.
- Iris Adams stated that we need to check on the sensor on the doors on the side of the clubhouse.

IX. Member's Voice

- No Member's voice.

X. Adjournment

- Eugena Barrow made a motion to adjourn the meeting at 6:58 p.m. and it was seconded by Iris Adams. Motion carried. Meeting adjourned and the board went into Executive Session.

XI. Executive Session

- The Executive Session ended, and Iris Adams made a motion to leave the Executive Session and return to the Board Meeting and adjourn. It was seconded by Eugena Barrow. Motion carried and the meeting ended at 7:15 pm.