

Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, Virginia 23831
Tuesday, March 24, 2026 @ 6:30 PM

I. Welcome and Call to Order

The Arbor Landing Homeowners Association Board of Directors meeting was called to order at 6:40 pm 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; two (2) Residents and Community Partners were represented by Melanie Culbreth.

III. Approval of Agenda

Eugendra Barrow made a motion to approve the agenda. It was seconded by Iris Adams. Motion carried.

IV. Approval of February 24, 2026 Minutes

Eugendra Barrow made a motion to approve February 24, 2026 minutes. It was seconded by Iris Adams. Motion carried.

V. Reports

A. President Report – No Report

B. Secretary – No Report

C. Treasurer

Financials

Melanie stated that there appeared to be nothing that was not expected in the finances for the month, normal expenses as usual.

D. Office Report – See Cynthia Ragsdale’s Report

March 24, 2026 Report

- Four (4) Rentals, 0 cancellations
- Purchased Outdoor Cleaner for the pool.

Office Concerns

1. Complaints about leaves in yards, improper disposal of leaves, and unkept yards or property.
2. Complaint or concerns about vehicles frequently parking for hours in the clubhouse parking lot.
3. Complaint about some of the chaise lounge chairs being replaced due to worn out slings that may break. Advised ALHOA Board. They are reviewing options for replacement or repair.

E. Committees

1. Social [Iris Adams]

- Social Committee – A Homeowner is interested in the social committee President position. We will reach out to her.

2. ARC [Iris Adams]

- The ARC Committee received one application and turned it around in a timely manner.

3. Pool

- The Pool Letter will be going out in April 2026.

VI. Management – [Melanie Culbreth]

• Violations/Lawn Care

- Melanie has been working on the violations. Some of them have been resolved.
- Some residents will get another letter if warranted.

VII. Old Business

Tool Shed

- Tool shed – placed an order for a 10x16. That size should be able to house most of the furniture. It will be built on site. It was purchased from Ulrich.
- Iris Adams stated that we will try cleaning the furniture first instead of purchasing new furniture.

VIII. New Business

- No new business.

IX. Member's Voice

- A resident thanked Community Partners for getting back to her to resolve her assessment fee concern.

X. Adjournment

- Eugenia Barrow made a motion to adjourn this meeting at 6:57 p.m. and go into Executive Session. It was seconded by Iris Adams. Motion carried. This portion of the meeting was adjourned.
- Eugenia Barrow made a motion to adjourn the Executive Board meeting at 7:10 pm. It was seconded by Iris Adams. Motion carried. Meeting adjourned.