

Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, Virginia 23831
Tuesday, May 26, 2026 @ 6:30 PM

I. Welcome and Call to Order

The Arbor Landing Homeowners Association Board of Directors meeting was called to order at 6:30 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; one (1) Resident and Community Partners were represented by Melanie Culbreth.

III. Approval of Agenda

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

IV. Approval of April 28, 2026 Minutes

Iris Adams made a motion to approve April 28, 2026 minutes. It was seconded by Eugendra Barrow. Motion carried.

V. Reports

A. President Report – Iris Adams

We purchased a new toilet and a tool shed to house the swimming pool furniture.

B. Secretary – No Report

C. Treasurer

Financials – Melanie Culbreth

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 – Cynthia Ragsdale's Report given by Iris Adams

March 24, 2026 Report

- Ten (10) Rentals, one (1) cancellation
- **Vendors**
 - Stemmie Plumbing Service replaced a toilet in the clubhouse and repaired leaking valves in the women's and men's restrooms in the pool house.
 - Ulrich installed shed in pool area.
- **Supplies**
 - Office Supplies – replaced broken wall lamp near office door.
 - Pool Supplies – replaced five (5) pool bases to fit tables. Replace bulbs in women's restroom. Replaced flowerpots in the pool area.

Office Concerns

1. There have been concerns and complaints about unraked leaves, uncut grass, homes in need of power washing, and homes with trash cans and trash in the front yard, and vehicles parked on the grass in the front yard.

2. There have been complaints about a white male walking on the back of property taking pictures presumed to be from CPVA Management. I have informed them the Community Manager is female and if they are concerned to please contact the police.
3. Also there have been complaints about people, instead of remaining in areas that are not on the back of the residents' property to fish they are choosing to fish in areas on the back of the residents' property. They are refusing to leave and are indicating the Office Administrator on-site said it was okay. To be clear, the Office Administrator does not have the authority to give anyone access to your property and would never indicate having that authority. Please exercise your property rights to ask any unwelcome visitors unauthorized by Chesterfield County laws to leave your property and contact the authorities if they refuse. Referred to IBPOA for any additional fishing signage around the lake.
4. A young adult member of an ALHOA household is interested in joining the ALHOA Board of Directors. They would like to know more about the rules regarding that. Melanie will look into that.

E. Committees

1. Social [Iris Adams]

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

2. ARC [Iris Adams]

- Applications were received and approved in a timely manner.

3. Pool

- Note: The pool company has the option to decide when to open and close the pool due to inclement weather.

VI. Management – [Melanie Culbreth]

• Violations/Lawn Care

- Melanie has been working on the violations. There were a lot of landscaping issues and power washing issues.

VII. Old Business

- N/A

VIII. New Business

- The CDs have matured. The Interest Rates are running around 3.2%.

IX. Member's Voice

- N/A

X. Adjournment

- Iris Adams made a motion to adjourn the meeting at 7:59 p.m. and it was seconded by Eugenia Barrow.