

Arbor Landing Homeowners Association Board of Directors Meeting Minutes

Virtual Meeting

Tuesday, July 28, 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; Sophia Akrea, Vice President; Eugenra Barrow, Secretary; Cassandra Goodwin, Caryl Johnson and Community Partners were represented by Melanie Culbreth.

III. Approval of Agenda

Eugenra Barrow made a motion to approve the agenda. It was seconded by Sophia Akrea. Motion carried.

IV. Approval of June 23, 2026 Minutes

Iris Adams tabled the approval until next meeting.

V. Reports

A. President Report – No report

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 and we are in good shape.

D. Office Report – Cynthia Ragsdale's Report given by Iris Adams

July 28, 2026 Report

- Six (6) Rentals, one (1) moved
- **Vendors**
 - Bradley Mechanical did the duck work repair and replaced the receptable in the women's restroom at the pool house.
 - Stemmie Plumbing Service checked the toilet and valve at the pool restrooms.
 - Chasen & Son, Inc. checked the joists for steps and deck for proposals.
- **Supplies**
 - Clubhouse Supplies – Coffee pot replaced in clubhouse.
 - Office Supplies – Purchased two (2) books of stamps.
 - Pool Supplies – Replaced five (5) pool table umbrellas.

Office Concerns

1. There have been concerns and complaints about unraked leaves, utility trailers, uncut grass, homes in need of power washing, dumping in the "common areas," and vehicles parked on the grass in the front yard.

2. Pool complaints about the number of umbrellas at the pool and the lounge chairs in the pool area. Advised that umbrella bases were ordered. The umbrella bases have been replaced, and five (5) pool umbrellas have been ordered.
3. Suggestions by a resident to add a gate at the entrance with card entry to prevent loitering in the clubhouse parking lot during the day and after hours. Also, remove the two (2) Crepe Myrtles in the pool area to prevent the debris from constantly falling in the pool.
4. Suggestion by a resident to replace the deck gazebo light that has a blown bulb with a large solar light and the timed lights surrounding the clubhouse with solar lights.

E. Committees

1. Social [Caryl Johnson]

- Social Committee – We had two (2) meetings. Sent out a proposal for 2027 for a Comprehensive Assessment to Development Program that will be inviting and of interest to the residents. Activities that will accommodate all ages. Reinvest the social committee that is appealing to every demographic group.
- Need approval to send out a link for the Comprehensive Assessment.
- 3 ACTIVITIES FOR 2026
 - Have new members that volunteered for the social committee.
- Saturday, August 22, 2026 – Ice Cream Social
 - 3-7PM – Luau; Trick or Treat, Ugly Christmas Party. Also received a quote from Brock's.

Iris Adams suggested we review it and get back to the social committee. Sophia Akrea and Eugenra Barrow agreed.

2. ARC [Iris Adams]

- Applications were received and approved in a timely manner.

3. Pool

- Melanie Culbreth received an estimate for the pool covering. She agreed to get more estimates. Tabled until next meeting. Iris Adams inquired about the life span of the pool cover.

VI. Management – (Melanie Culbreth)

• Violations/Lawn Care

- Melanie has been working on the violations and sending out additional letters when needed. There were a lot of landscaping issues.

VII. Old Business

A. HVAC

Bradley Mechanical did the duck work repair.

VIII. New Business

A. Board Vacancy

We need volunteers to serve on the board. We will continue to put the word out about our vacancies. Some positions will be up at the end of the year. There was an interest from the Social Committee Chair in filling a board position.

B. Maintenance on Deck

We will reach out to Chasen & Son to get an estimate of getting the boards fixed on the deck.

IX. Member's Voice

- N/A

X. Adjournment

- Sophia Akrea made a motion to adjourn this portion of the meeting at 7:34 p.m. to go into Executive Session. It was seconded by Eugenra Barrow. Motion carried.
- Iris Adams made a motion to go back into the meeting and motion to adjourn at 7:59 pm. It was seconded by Eugenra Barrow. Motion carried. Meeting adjourned.