Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, VA 23831
Tuesday, September 22, 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; three (3) residents and Community Partners were represented by Melanie Culbreth.

III. Approval of Agenda

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

IV. Approval of May 26, 2026, June 23, 2026 & July 28, 2026 Meeting Minutes

Sophia Akrea made a motion to approve May 2026 through July 2026 meeting minutes. It was seconded by Eugenra Barrow. Motion carried.

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

<u>July 28, 2026 Report</u>

- Four (4) Rentals, one (1) cancellation
- **<u>Vendors</u>**
  N/A
- **<u>Supplies</u>**
  N/A

<u>Office Concerns</u>

1. There have been concerns and complaints about junk cars parked on the property grass and on the street, unkept yards, toys, and junk in the front yard of property.
2. I have received bios for current ALHOA Board Members whose tenure ends in 2026 and one newly interested resident who is planning to volunteer on the ALHOA Board of Directors.
3. Resident on Walnut Landing Way is still awaiting a decision from the ALHOA BOD on what can be done for the flooding on the back of his property due to fallen trees in the "Common Area" damming up the drainage ditch.

E. Committees

1. **Social Committee – No Report**
2. **ARC [Iris Adams]**
   - Applications were received and approved in a timely manner.
3. **Pool**
   - Melanie Culbreth received two (2) quotes for the pool mesh cover. The Pool Guy's quote was $8,856.00 for the mesh cover with a 50% deposit. That quote was much lower than the swim company gave us. Motion was made by Sophia Akrea and seconded by Eugenra Barrow to accept the quote of $8,856.00 from the Pool Guy. Motion carried.

VI. Management – (Melanie Culbreth)

- **Violations/Lawn Care**
  - Vehicles parked on lawns. Homes need to be power washed.

VII. Old Business

A. CDs

CDs will be reinvested for at least 4%.

VIII. New Business

A. Board Vacancy

All current board members have agreed to stay on the board. We still have two (2) other positions to fill.

B. Budget Meeting

The 2027 Annual Budget Meeting is Thursday, October 15, 2026, at 6:30 pm at the Clubhouse.

The monthly assessment will increase from $64.00 to $68.00 per month starting January 2027. Coupon books are going away. They are going strictly to web-based.

IX. Member's Voice

There were concerns with unknown people entering the pool. Iris stated that the lifeguard's first job is the safety of the residents in the pool. We do have two (2) lifeguards on the weekend to assist better with residents entering the pool.

There were also concerns about the traffic speeding through on Arbor Landing Drive. A discussion was held concerning possibly doing a traffic study. A resident stated that they would reach out to the Police Department.

X. Adjournment

- Sophia Akrea made a motion to adjourn this portion of the meeting at 7:15 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 7:34 pm. It was seconded by Sophia Akrea. Motion carried. Meeting adjourned.