

Arbor Landing Homeowners Association Board of Directors Meeting Minutes
6201 Ironbridge Parkway, Chester, Virginia 23831
Tuesday, March 26, 2024 @ 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; Sophia Akrea, Vice President; Debbie Shifflett, Member-at-large; Eugenra Barrow, Secretary; and Community Partners were represented by Bill Swift and Sara Sutterfield. Our guests present were Carolyn Coleman and L. Simmons.

III. **Approval of Agenda**

Debbie Shifflett made a motion to approve the agenda and it was seconded by Sophia Akrea with correction. Motion carried.

IV. **Approval of February 27, 2024, Minutes.**

Debbie Shifflett made a motion to approve the February 27, 2024 minutes. It was seconded by Sophia Akrea. Motion carried.

V. **Reports**

A. **President Report** – No Report

B. **Secretary** – No Report

C. **Treasurer** – No Report

• **Financials – Bill Swift**

Bill Swift explained the investment in the CDs and the two CDs which will mature in June.

D. **Office Report – Bill Swift**

Bill Swift gave the Office Report for Cynthia Ragsdale.

- There were four (4) rentals in March.
- Provided estimate for sconces. Clubhouse supplies were ordered. The Ice Maker was returned due to lines not lining up with previous icemaker.
- The Spring yard sale will be Saturday, April 27, 2024

E. **Committees**

1. **Social [Iris Adams]**

The Social Committee had a function in March, and it went well.

2. **ARC [Iris Adams]**

The ARC Committee received applications and turned them around in a timely manner.

3. **Pool – No Report**

Bill Swift is hoping that the pool will not need a complete resurface. Sara and Bill will be looking into the resurfacing of the pool and report back at the next meeting.

VI. **Management** – [Bill Swift]

- **Violations/Lawn Care** – Sara has been working the violations. She is following up on the fence violation.

VII. **Old Business**

A. ALHOA Clubhouse Furniture/Floors Update

- All furniture should be in by the end of April.
- Replaced lights with LED bulbs.

B. Clubhouse Closet Update

- Purchased a cart for the chairs and tables.

C. Deck Furniture Update

- We discussed the pictures of the deck furniture that were sent to us to review. We decided on the Hanover 9-piece set. Debbie Shiflett made a motion to purchase the Hanover 9-piece set and it was seconded by Sophia Akrea. Motion carried.

VIII. **New Business**

A. Pool Hours

- There was a suggestion from a resident to open the pool at 10:00 a.m. Our budget has already been set for this year. It was discussed that we could open the pool at 11:00 am and close it at 7:00 pm instead of 8:00 pm. That would not affect the budget. Debbie Shiflett made a motion to change the pool hours to 11:00 am to 7:00 pm and it was seconded by Eugendra Barrow. Motion carried.

B. Change to ALHOA Assessment Payment Location

- There are new assessment coupon books. Everyone should have received them. If you have automatic payment, there is nothing that you need to do. It will automatically transfer over. You will be able to pay online after May 1st.

C. ALHOA Clubhouse (Not for Profit)

- It has been reported to us that someone may be renting the clubhouse for profit. Renting for profit is prohibited in the contract. More information is expected, and we will address this issue.

D. ALHOA Clubhouse Rental Agreement Hours

- The Clubhouse rental hours of 9:00 am to 2:00 am were up for discussion. After discussion, Debbie Shiflett made a motion to change the clubhouse rental hours to 9:00 am to 1:00 am instead of 9:00 am to 2:00 am. Sophia Akrea seconded the motion. Motion carried.

E. Next Meeting – Onsite

- Our next meeting will be Tuesday, April 23, 2024, and it will be at the clubhouse.

IX. **Member's Voice**

- Noticed the land field smell has gotten worse.
 - We will check on that and report back at the next meeting.
- Any plans to replace the lounge chairs furniture at the pool?
 - We purchased tables, chairs and umbrellas last year. We will assess the lounge chairs at the end of the season.
- Any plans to repair the roads?
 - We will check with VDOT.
- Sophia Akrea asked how we could get a walk path in our subdivision.
 - Bill suggested checking with the county.

X. Adjournment

- Debbie Shiflett motioned to adjourn the regular meeting at 7:30 pm and go into Executive Session. It was seconded by Sophia Akrea. Motion carried.
- Debbie Shiflett made the motion to return to the regular meeting and adjourn the meeting at 7:45 pm. It was seconded by Sophia Akrea. Motion carried.

Eugenra Barrow