

Arbor Landing Homeowners Association Board of Directors Meeting Minutes

6201 Ironbridge Parkway, Chester, Virginia 23831

Tuesday, April 23, 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 Shiflett, Member-at-large; Eugendra Barrow, Secretary; and Community Partners were represented by Sarah Sutterfield.

III. Approval of Agenda

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

IV. Approval of March 26, 2024, Minutes.

Debbie Shiflett made a motion to approve the March 26, 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 – Sarah Sutterfield said will have next month.

D. Office Report

- No cancellations.
- 3 rentals in April 2024.
- Deck furniture ordered.
- Spring yard sale, April 27, 2024

E. Committees

1. Social [Iris Adams]

- Social Committee – No function

2. ARC [Iris Adams]

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

3. Pool [Debbie Shiflett]

- No Report.
- Look for the letter going out for the pool information. The hours will change from 12:00 pm to 8:00 pm. to 11:00 am to 7:00 pm.

VI. Management – [Bill Swift]

A. Violations/Lawn Care – Sarah has been working the violations.

VII. Old Business

A. ALHOA Clubhouse Furniture/Floors Update

- All furniture except for two (2) additional 2 bar chairs is in. They were ordered from Pottery Barn and they should be here in June.
- The floors which were scratched were replaced with 12 planks. Iris Adams met with the manager communicating to him that we paid too much money for the flooring, and they

should not scratch that easily. He stated that after 10 or 15 years it can be re-coated. We have a 25-year warranty on the floor.

- Iris Adams stated that we need to add some language to our agreement regarding the flooring and furniture. Language will be added to the current agreement to let the renter know that any damage to the floors will be the responsibility of the renter.

B. Deck Furniture – Update

- The furniture has been ordered and will be delivered soon.

C. Landfill Update

- Cynthia Ragsdale has not received an update yet.

VIII. New Business

A. 2024 Pool Letter

- The Pool letter will be mailed out. The information will also be emailed to the residents on the distribution list that the office has.

B. ALHOA Repairs Contract

C. ALHOA Clubhouse Contract Revisions

- There was a quote from D to replace five (5) of the leaking windows at a cost of \$3650.00. The cabinet under the sink quote was \$1,100.00 – quoted DCI. Sophia Akrea asked if there is a warranty on the windows.
- Iris Adams asked Sarah Sutterfield to check with DCI to write up a quote for the Board of Directors to review and approve.

D. Clubhouse Hours

- Iris Adams asked that we discuss the Clubhouse rental hours of 9:00 am to 2:00 am. Debbie Shiflett made a motion to change the clubhouse hours from 9:00 am to 1:00 am instead of 9:00 am to 2:00 am. It was seconded by Sophia Akrea. Motion carried.

IX. Members Voice

- Sophia Akrea asked if we can get a cross walk on Iron Bridge Blvd. She also asked how we get a walk path in our subdivision. Bill suggested checking with the county.
- Gena Barrow mentioned again about speeding on Arbor Landing Drive.
- It has been noticed that the land field smell has gotten worse.
- Any plans to replace the furniture at the pool (the lounge chairs).
 - We ordered new tables, chairs and umbrellas last year. We will access the lounge chairs at the end of the season.
- Any plans to repair the roads?
 - We will have to check with VDOT.

X. Adjournment

- Debbie Shiflett made a motion to adjourn the regular meeting at 7:09 p.m. and go in Executive Session. It was seconded by Sophia Akrea. Motion carried.
- Debbie Shiflett made a motion to go back into the regular meeting at 7:25 p.m. It was seconded Sophia Akrea.
- Debbie Shiflett made the motion to adjourn the meeting at 7:30 pm. It was seconded by Sophia Akrea. Motion carried and the meeting was adjourned.