



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

ARRANMORE HOMEOWNERS ASSOCIATION
Annual Membership Meeting
March 15, 2010

Board Members present: Danielle Wissmiller, Ruth Robinson, Dick Lindsay, Mary McGar, Ken Sumida, Roberta Kennedy.

The required quorum of members in person or by proxy of 66 2/3% of members entitled to vote was announced by Jackie Fitzgerald who supervised the sign-in table.

Danielle Wissmiller, President and Pool Chair, opened the meeting at 7:06pm and welcomed all attendees. A prize was given to Agnes and Bud Brauser for their 64 year marriage. Jennifer and John Raitz won a prize for being newly-weds. Stan Kenne won a prize for living in Arranmore thirty years. Linda MacLean won a prize in a drawing of those who both turned in a proxy and attended this meeting.

Ruth Robinson, VP and Landscape Chair moved and Trudie Wilhelm seconded approval of last year's Annual Membership Meeting minutes as submitted. Motion carried.

DeSantis Landscapes representatives delivered a presentation about their company and the many advantages of their services. They expressed a willingness to correct some situations that had occurred in the past and to work with the Landscape Committee and other homeowners to provide the care we want. Their company strives to make the soil here as healthy as possible, given our fiscal restraints. They will accept calls from homeowners but asked that Ruth Robinson also be notified as well.

Mary McGar, Secretary and Welcoming Chair, welcomed the new residents to Arranmore and explained to the entire group the welcoming procedure of visiting the newcomer's homes and delivering a packet of information regarding rules, a roster and coupons from local merchants. Mary briefly discussed the Annual Garage Sale and, in reporting on the Annual Pool Party, acknowledged co-chair Joe Schoen and the other committee members, Sharon Brabenac, Frank Muhia, Tom McGar and Grant Schoen. She discussed the change in time and menu and expressed gratitude to all those who helped make the party a success.

Danielle Wissmiller read the nominating committee's slate of candidates for the new Board of Directors vacancies. She also explained the procedures the Nominating committee uses in nominating homeowners for Board positions. The candidates are: Candace Coleman, Danielle Wismiller and Tara Loveless. There were no further nominations from the floor. Mary McGar moved that an unanimous ballot be cast for the above slate of candidates. Sharon Buck seconded. Motion carried.

Ruth Robinson, reporting for the Committee to Review the Arranmore By-Laws and CC&Rs discussed the reasons for the proposed changes of the two sections of our By-Laws. There were enough members present to vote on the proposed By-Laws amendments but not enough to vote on the proposed CC&R's

amendment. Ruth presented an additional amendment from Sharon Cade which would have limited the Board's scheduling of the Annual meeting to the months between March and May. Ruth Robinson moved and Mary McGar seconded a motion to approve this amendment to the proposed amendment. Ruth advised that the members must first vote on the amendment to the amendment and then vote on the amendment. Discussion followed. Motion failed. The next vote was on the motion to approve two written amendments. The first measure related to Article 4, Sec. 4.1, which would allow the Board to set the date of the Annual Meeting with no restrictions other than such meeting being held annually. The second ballot measure was an amendment to the first sentence of Article 11, Sec. 3 substituting the words "compilation report" for the word "audit". Ruth Robinson moved to approve both measures and Mary McGar seconded. The ballots were tallied and both measures passed. The first measure was approved with 5 dissenting votes and the second with 4 dissenting votes.

Roberta Kennedy, Architectural Chair, thanked her committee members Eric Broms and Don Morgan and discussed the committee's mission. She announced that all Architectural requests had been approved during the last year. In addition, she suggested that a resident seeking approval for any change go to the website: www.arranmorehomeowners.com, download the form, fill it out and submit it for approval which usually takes about 48 hours.

Ken Sumida, Finance Chair, reported several actions taken by the Finance Committee comprised of Don DuBois, Mary Kay George, Ruth Robinson, Dick Lindsay and Jennifer Raitz. AHA switched from a Cash to Accrual accounting method. A Capital Expense was defined as a minimum of two thousand dollars and a lifetime use of three years or more. AHA returned to a Calendar Year for budgeting and reporting purposes. The Capital Reserve Study was updated. Ken stated that a lot of effort went into getting the financial ready to distribute at this meeting. He also announced that AHA is on schedule with the Reserve Study.

Danielle Wissmiller, reporting for the Irrigation Chair, Harry Reeder, listed six major failures of the irrigation system last year and the loss of power to the Phase 3, Zone 5 control valve. When alerted of this problem, that area was watered manually. During the coming year the "smart" controller purchased should conserve water and energy, improve sprinkler coverage and match the delivery of water to the different watering requirement. Homeowners were asked to read and abide by irrigation requirements which can be found on the website.

Danielle Wissmiller reported on the Pool improvements made during the year. New coping was installed, the bottom of the pool was re-plastered and the main drain was replaced to comply with current code. In addition, new non-slip bathroom mats were installed and new lounge chairs were purchased. She also discussed upcoming purchases of a new table and umbrella for the pool.

Dick Lindsay, Treasurer, announced an approximately nineteen thousand dollar surplus budgeted for 2010 and that annual dues had not been increased. Twenty-five thousand dollars in Surplus funds were transferred to the Capital Reserve Fund in January. The Treasurer's Report was included in each quarterly newsletter. A collection program was initiated as was a reserve for bad debts. Dick discussed pool, landscaping and irrigation expenditures. The Reserve Fund Cash balance at 12/31/2009 was \$76,173 and the Budgeted Capital Expenses are \$12,500 above our annual capital income.

Ruth Robinson, reporting on the Landscape Committee, discussed the bidding process her committee and the Board performed before selecting a new Landscape Company, DeSantis Landscape. She also commented on the removal and corrective pruning of the trees, the planting of seventeen new trees, mulching and drainage control, restoring lawn health, ivy removal and irrigation issues. AHA is

using certified arborist Dana Anderson and his wife, Janice for AHA tree issues. She discussed entry plantings, lawn care and requested much needed homeowner involvement. Ruth also asked that comments or concerns by a resident be in writing and either emailed to any Landscape Committee member or placed in the Arranmore mailbox.

Outgoing Board Members and Board Officers Dick Lindsay and Mary McGar were acknowledged for their contributions and presented with gifts. The Board appreciated the work of the ladies at the sign-in tables, Jacqueline Fitzgerald, Caroline Wann, Patricia Haynes and Anne Foster.

Meeting adjourned at 9:10pm.

Respectfully submitted by:

Mary McGar, Secretary