



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

ANNUAL HOMEOWNERS MEETING
APRIL 16, 2012 7:00 PM - 9:00 PM
LOCATION: MONTCLAIR ELEMENTARY SCHOOL

The annual membership meeting of the Arranmore Homeowners Association was called to order by Vice President Roberta Kennedy at 7:06 PM with approximately 85 homeowners and residents in attendance.

Board Members Present: Kersten Broms, Candace Coleman, Roberta Kennedy, Jan Lindsay, Ken Sumida, and Danielle Wissmiller.

Board Members Absent: Harry Reeder.

Opening Business:

Introduction of New Residents. Candace Coleman introduced residents who have moved into the neighborhood in the past year.

Approval of 2011 Annual Meeting Minutes: Danielle Wissmiller moved to accept the March 15, 2011 minutes of the Annual Homeowners Meeting. The motion was seconded by an unidentified homeowner and was passed unanimously.

Nominating Committee Report: Ruth Robinson introduced Sue Kirkman and Gary White, nominations from the committee for board membership. Ms. Robinson called for nominations from the floor and there were none. Ballots were made available to all those in attendance.

Committee Reports:

Architecture Committee. Roberta Kennedy reviewed responsibilities of the committee including monitoring the condition of homeowner driveways, exterior paint, fences, trash and recycling containers, and common area pathways. She pointed out that some of our sidewalks and asphalt pathways are in need of attention.

Communication & Newsletter Committee. The purpose of the quarterly newsletter was reviewed by Jan Lindsay including its intent to communicate committee activity, board contacts, coming events, and issues affecting the neighborhood such as the Oleson Road and Red Electric Trail Projects. Volunteers who deliver the newsletter were acknowledged and thanked.

Finance Committee. Ken Sumida reported a \$51,000 increase in cash during the past year. He also informed the attendees that assessments were unchanged from the previous year and the board has changed accounting firms from Jack Olds & Company to Schwindt & Co. Information from the 2012 Reserve Study shows that the Reserve Fund is 95.5% fully funded.

Landscape. Kersten Broms announced that our landscape contract with DeSantis Landscape has been renewed and reviewed activities planned for the spring. Drainage problems on the pathway behind the pool have been addressed and pool house entry plantings will be updated before the pool opening. Plans are also underway to renovate the berm on Oleson Road.

Pool. Danielle Wissmiller reported that Joe Schoen will be returning to manage the pool but that we will be looking for his replacement. She also reviewed the success of the keyless front door entry and announced that the deteriorated front walkway will be replaced with paving blocks. The pool will open May 26.

Tualatin Valley Water District

Joel Cary, Water Quality Technician, and Frank Reed, Public Information Officer, representing the Tualatin Valley Water District were introduced. Mr. Cary presented information regarding a requirement for each homeowner to install a backflow prevention device on each homeowner domestic water supply line. This is to avoid potential cross-contamination with the association's irrigation water supply. Following his PowerPoint presentation, Mr. Cary responded to a number of questions from those in attendance regarding the need for such a device, the installation cost and annual inspection expense, location of meter boxes, and the definition of the word "proximity."

Business:

Election Results. Ruth Robinson reported that a quorum of homeowners was represented through a combination of 93 proxies and 59 homeowners present at the meeting. Thirty-eight proxies were returned to those who attended the meeting. Nominees, Sue Kirkman and Gary White, were elected to fill the open board positions for three-year terms.

Recognition of Retiring Board Members. Candace Coleman and Danielle Wissmiller were recognized for their service to the board.

Open Forum:

Roberta Kennedy led an open question and answer exchange. Questions were asked about a sidewalk that needed to be replaced on Arranmore Way, if rain barrels would be allowed for the collection of rain water, plans for the pathways, whether or not the Board of Directors plans to address the backflow installation/prevention requirement, and a suggestion to hold another meeting to discuss backflow prevention devices for those not in attendance and to answer further questions. A compliment was offered to the board for their care of the pool, pathways, and water system.

Meeting Adjournment:

The meeting was adjourned at approximately 9:00 PM by Vice President Roberta Kennedy.