



Arranmore Homeowners Association  
Annual Meeting  
Montclair Elementary School  
April 27, 2015  
6:30-8:13pm

**Introduction of Board Members and Opening Remarks**      **Garr Nielsen, President**

The Arranmore Homeowners' Association board members were introduced and retiring board members Sue Kirkman and Traci Galbraith were thanked for their volunteer efforts. Several other neighborhood volunteers were also thanked for their expertise and willingness to take on special projects on behalf of our community. The homeowners' association is lucky to have so many willing to help.

New homeowners in the neighborhood were introduced and welcomed.

**Establishment of a Quorum - confirmed**      **Ruth Robinson, Appointed Registrar**

Call to order of Arranmore Annual Meeting at 7:09pm      Garr Nielsen

**Approval of Annual Meeting Minutes 2013 – Garr Nielsen**

A motion was made to approve the Arranmore Home Owners' Association 2014 Annual Meeting Minutes, which was seconded and approved unanimously.

**Election of New Board Members**      **Ruth Robinson, Nominating Committee**

The candidates were announced, there were no new candidates. As there were two candidates, and two open positions, Ruth Robinson made a motion that the ballot be accepted as unanimous forgoing a vote. The motion was approved unanimously and Gisela Walitzki and Matt Lowry were elected to the Arranmore Homeowners' Association board of directors.

**Committee Reports**

**Architectural**      **Roberta Kennedy for Mike LaPorte**

Homeowners were reminded that they are responsible for the upkeep of sidewalks surrounding their home, keeping them clean in in good repair.

There is a lot of upkeep associated with the three miles of asphalt paths in the neighborhood due to tree roots and age of the pathways. When tree roots create a problem with the path, the asphalt is removed and an arborist exam the roots to see if the roots can be removed under the path while still maintaining the tree's good health. There are four areas where the arborist recommended the tree roots not be cut. In one of these areas a new and lasting paver solution for path repair is being tested.

### **Finance / Reserve Study     Tony Leineweber / Ruth Robinson**

The Arranmore Homeowners' Association's financial position was reviewed, and can be found online <http://arranmorehomeowners.com/FinancialReports.htm> . It was again noted how well the HOA has been run over the years and the steps taken for future improvements to landscape and the recreation facility. A reserve study was again completed in 2014 and an additional need of \$100,000 was added to the capital fund covering areas mainly to the pool & pool house components & landscaping. The study revealed the long range fund was 66% funded and noted to be at a low to medium risk. The board decided to increase the capital assessment by \$50 this year to insure long-ranged goals were funded, along with a \$25,000 operating surplus from last year now added to the capital fund.

### **Landscape                             Roberta Kennedy**

The landscape budget (\$108,900) is approximately 80% of the Operating budget for the neighborhood, and almost \$80,000 of that is dedicated to TruGreen for the purpose of maintaining the common grounds, and will also take care of irrigation. TruGreen is in in the second year of a three year contract with the HOA.

The landscape committee has been hard at work identifying diseased trees and removing them if recommended. Areas of the neighborhood dare being improved with new plantings, tree rings are increasing where tree roots make it difficult to mow, and sod is being removed from marshy areas which are replanted and bark dusted.

### **Sue Kirkman: Pool Chair**

The recreation center will open May 23rd with a lot of upgrades to mechanical operations to the pool and spa thanks to a lot of hard work by Hans Walitzki and crew. New equipment replaced old, failing pumps and filters. The filtration system was upgraded from sand to crushed glass and water treatment was changed to a salt based system which provides better water quality and comfort. The new energy saving pool and spa pumps are estimated to save \$1200 annually in energy costs. New plans are in the works to revitalize the aging pool deck and possible replacement of the spa, but decisions have not been finalized. The Pool Planning Task force will

keep homeowners apprised as to the direction improvements will take and the cost will held to budgeted sources.

**Closing Remarks    Garr Nielsen, President**

Homeowners were again thanks for their contribution to our neighborhood and making Arranmore such a beautiful place we can be proud of. Homeowners are encouraged to carry on the legacy and volunteer.

The meeting was adjourned at 8:13pm.

Respectfully submitted,

Traci Galbraith