



Arranmore Homeowners Association
Annual Meeting
Montclair Elementary School
April 25, 2016
6:30-8:11 p.m.

Introduction of Board Members and Opening Remarks Matt Lowry, President

Matt Lowry introduced retiring board members Mike LaPorte, Garr Nielsen, and Norris Perkins and thanked them for their volunteer efforts. He appreciated many other neighborhood volunteers for their expertise and willingness to take on special projects on behalf of our community during the year, including today's volunteers at the check in tables, and commented Joe Schoen for all his work on the Power Point presentation for the evening.

The new candidates for the board were Devin Barr (who could not attend), Rena Lanari and Andrea Zalaznick Burdick, and Matt thanked them for their willingness to consider being board candidates.

Introduction of New Residents and Tenants

Cary Perkins/Welcoming Committee introduced and welcomed 12 parties who moved into our community during the last year.

Establishment of a Quorum

Matt Lowry announced that we have established the necessary quorum and called the meeting to order at 7:06 p.m.

Approval of Annual Meeting Minutes

Matt Lowry made the motion to approve the Arranmore Homeowners' Association 2015 Annual Meeting Minutes, Tony Leineweber second, the minutes were approved unanimously.

Election of New Board Members

The nominating committee recruited three candidates for the three open board positions: Devin Barr, Rena Lanari and Andrea Zalaznick Burdick, there were no nominations from the floor. Ruth Robinson made the motion to accept the ballots as unanimous forgoing a vote. The motion was approved unanimously and all three candidates were elected to the Arranmore Homeowners' Association board of directors.

Committee Reports

Architectural (AC)

Mike LaPorte

Mike reminded attendees that architectural change on homes including decks, fences, paint color, roof changes or remodeling need approval from the Architectural Committee (AC). Forms for approval are on the Arranmore website. Homeowners are responsible for the upkeep of sidewalks surrounding their home, keeping them clean and in good repair. Safety from tripping hazards in front of driveways or sidewalks is also the responsibility of homeowners.

The AC will have an annual walk around in June and remind homeowners to repair peeling paint, moss on roofing and all other necessary work.

Some of the common area pathways will need extensive repair due to root systems cracking the concrete. Opposite the pool house the AC contracted work covering a sample area with pavers. The AC is watching the development of the area; it helps keeping the nearby tree alive. Mike displayed a photo of this part of the pathway.

Finance / Reserve Study

Tony Leineweber

Tony reviewed the Arranmore Homeowners' Association's financial position, specifics can be found online <http://arranmorehomeowners.com/FinancialReports.htm> . Tony noted how well finances for the HOA have been run over the years and what steps had been taken for future improvements from LC for landscape and for the recreation facility. A professional review of our finances was conducted and we passed with flying colors.

Our budget shows a surplus and finances are in excellent shape. Assessments stayed the same for 2015 and 2016. This season we saved on energy cost due to new equipment with modern and better technology for the pool.

Landscape (LC)

Roberta Kennedy

Bobbie thanked all LC members for their dedication and numerous volunteer hours.

This year a total of 19 trees in common areas were infested with bark beetles, and many needed to be removed. There are still several infested trees left, and our arborist gave us guidelines how long we can wait until they need to be removed.

The LC worked on several special projects: Tree trimming and pruning, sod removal and thinning out some areas, which were overgrown. The tree on the St. John Place circle was marked at risk to fall over, and the island will be completely replanted with some herbs and berry bushes as requested by the families living in this circle.

On Chapel Lane ground covers were planted, and trees cleaned up. Some of those are 30 years old and show some signs of stress. A sweet gum at the pool berm was removed.

The irrigation was already tested and stays turned on for the season. Homeowners are asked not to use it until temperatures rise, please conserve water. If you plan to remove trees or larger brush on your lot please check with the LC first to make sure cables, water lines or irrigation installations are not getting damaged.

Pool

Hans Walitzki for Garr Nielsen

Hans reported on behalf of Garr Nielsen, outgoing pool chair: the new automated salt water systems with new filters and pumps for the pool and spa had been running for their first full season. Many homeowners had mentioned during the year they were very pleased with the water quality. Using this system requires manual testing and recording measurements of water samples only once a day, and it adjusts chlorination automatically. Without automation Oregon law requires manual measuring and recording every two hours, which would generate a huge amount in payroll cost.

The new pumps were the main reason we saved a lot of energy during this season. We also spent way less on updating all the equipment than planned, and stayed in total \$7,000 under budget, including expenses for the winter season.

In September the pool heater broke after 9 years, originally it was not designed for commercial pool use. A new heater was installed, expenses were covered from the capital funds, and this replacement was much cheaper as expected.

For a while the sauna heater had some issues and shut off regularly. It was turned around to give better air circulation and changing the exhaust both remedied those problems.

At the last inspection the pool deck was cited with some safety concerns, having several huge gaps and old seams which were traps for dirt and fungi. An entire replacement would be in the 25,000 to 35,000 dollar range. When we plan replacing the deck it would be beneficial to replace the spa for easier access with an in-ground model, but this would also add significant expenses. As initial remedy to address the health and safety concerns, PVC gaskets were installed, Hans showed photos with some samples.

The coming summer season will start on 5/28/16. Weather permitting we will start heating up the pool mid May. Homeowners are welcome to use the pool during this pre-season time, the automated system is running and it is safe to swim, even if the water is cooler.

Governing Documents Review Project

Ruth Robinson

Matt Lowry introduced Ruth Robinson and gave her the floor to explain the planned amending of the HOA's governing documents. Ruth encouraged all homeowners to read the e-mailed versions and gave a short history: the originals were written in 1977 – 39

years ago and they include lots of obsolete materials and wording. Oregon laws have changed over time, and many parts in the documents are not complying with the ORS.

The current process concentrated on the CC&Rs, and started out with a review through an attorney for a special flat fee, giving us suggestions for updates. A document was prepared and the board reviewed this first draft. Overall there are no substantial changes, just obsolete language deleted and some changes required by Oregon law added, as example the addition of the reserve fund section. The language in the proposed documents now conforms with ORS.

Homeowners are encouraged to tell the board if they don't like passages and/or please put concerns in writing. The board will consider all requests and adjust the documents if possible. Ruth asked if it would be helpful to arrange meetings to discuss just this topic, and several homeowners agreed. Ruth explained all comments and requests would be incorporated into updated documents before the final draft is distributed, and a meeting will be held for discussion. Voting is planned for late summer.

Two homeowners thanked Ruth for all her work and applauded her initiative taken. One homeowner expressed concern that the legal language of the documents may be hard to understand, he would need further explanations regarding content. Ruth offered her help to clarify and answer all his questions. Norris Perkins thanked Ruth who had spent many hours during several months on this project.

Homeowner's Open Forum / Questions / Comments / Discussions

One homeowner questioned why the pathway paved with bricks on the opposite roadside of the pool house was not flat, or if the tree roots moved the pavers. Mike explained this has been on purpose – giving room for root movement without breaking pavement, the LC and AC will watch how this project develops over time.

Tony Leineweber mentioned that for many years spa, sauna and the community building were shut down and not accessible during winter months. During the last two winters 13 parties in the first and 23 in the second year paid extra dues to run the spa and sauna from October to May. Even without those extra fees annual expenses stayed under budget by more than \$3,000 for running the facility. Based on these data, it could stay open all year (without heating the pool in winter,) giving all homeowners the option to use spa and sauna if desired without paying a higher assessment. Tony will make a proposal for next year's budget.

A homeowner questioned our coverage of comprehensive liability insurance, mentioning a case he heard about: Someone was severely injured by a falling limb from a common area tree. The injured received 15 million dollars in damages for losing an arm (he was a physician) and the HOA insurance only covered 5 million dollars, homeowners had to pay for the difference. Tony will connect with our insurance broker and inquire.

Matt Lowry thanked the audience for their attendance, and the meeting was adjourned at 8:11 p.m.

Respectfully submitted,
Gisela Walitzki