



DRAFT

Arranmore Homeowners Association
Annual Meeting
Montclair Elementary School
April 24, 2017
7:00-8:02 p.m.

Introduction of Board Members and Opening Remarks Matt Lowry, President

Matt Lowry introduced retiring board members Tony Leineweber, Treasurer, Bobbie Kennedy, LC Chair, and Rena Lanari, AC Chair. He thanked them for their volunteer efforts and all their work. He appreciated also all 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 also thanked Joe Schoen for all his work on the Power Point presentation for the evening.

The new candidates for the board were Michael Great, Norris Perkins, and Joe Taylor, who could not attend. Matt thanked them for their willingness to consider being board candidate.

Introduction of New Residents and Tenants

Cary Perkins/Welcoming Committee introduced and welcomed all new homeowners 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 7:20 p.m.

Committee Reports

Architectural (AC)

Norris Perkins

Norris reported there have been several projects approved by the AC for small and large renovations of existing houses in our neighborhood. The biggest project starting soon will be at a house on Arranmore Way.

Many of our community pathways needed work due to root damage. Obtaining bids for the work was not easy, numerous businesses were not interested in the scope of work or were held up by projects for other customers due to the intense winter. We are now set to clean up and reseal 300 feet of pathway; the project bid came in \$6,000 under budget.

The AC recommended cutting tree roots next to the pathways – regarding to our arborist this is not affecting the trees but would prevent most of the damage.

Finance / Reserve Study Tony Leineweber

Tony reported our financials were in excellent shape. Expenses for 2016 were \$28,000 under budget and the Reserve Study shows that we are 86% funded (70% funding means being at very low risk for financial surprises and we are exceeding this number again.)

The annual dues haven't changed for the last 10 years. During those years the annual charge for the reserve fund has only changed twice, going down \$25 and going up \$10.

The biggest projects were repair of the pathways and power washing/re-staining the pool perimeter fence.

Biggest project in the future could be remodeling the pool house. We will request input from homeowners.

Landscape (LC) and Irrigation Roberta Kennedy

Bobbie thanked the nine LC members for their dedication and numerous volunteer hours. Several are master gardeners, and one of them is Ruth Robinson. She has decided to now step back from the committee, but will always be available for us to ask for advice. Thank you, Ruth, for all your work! The group cares for 32 acres of common area, maintaining lots of grass, many trees and shrubs. Maintenance of the grass is the largest LC budget item, including aerating, fertilizing, moss control and mowing.

An LC member and a LandCare representative walk the properties every week and our neighborhood looks very nice.

Pat Hagen reported we have 1,500 trees inventoried and the latest plantings were at the apartment berm. Last winter there was a lot of wind and snow damage and two trees with very large limbs fell into streets, one from the Oleson Road berm and the other on Arranmore Way. Both needed immediate work to get removed; the total clean up cost after the storms added up to \$4,000.

Hans Walitzki explained that our well irrigation system is computer controlled and almost every homeowner receives well water. Building the well years ago was a very wise decision by the board; it saves us 90% of cost for water annually in comparison to using tap water.

In 2015 and 2016 we had many problems with overwatering, and some setup of the system needs correction. Even after reducing the runtime in most zones we were using 50% more water than in previous years. We may have an undiscovered leak in the system but were not able to find it yet. When the irrigation season starts we will search again.

Homeowners need to check their timers, please water your lawns only between five and ten minutes per day – many timers are set to run for 30 minutes, which is way too long. Please check for wet spots/water puddles and contact us so we can help fix problem zones.

Pool

Devin Barr

Devin reported we are ready to start up the summer season on 5/27/17. The fence was power washed and newly stained.

During the winter months all homeowners had open access to the spa and sauna. There is discussion to remodel the building – the sauna is right in the middle and if getting moved could open up a nice space for meetings and get-togethers. There is some money budgeted to plan moving forward with this project.

The pool was not covered during the winter – the cover tempted kids to step on it and use it as a trampoline, and it is pretty old and already cracked and torn in some areas. The open pool was much easier to keep clean, and was also more cost effective and environment friendly, using way less chemicals to start up for the season.

Communications

Andrea Zalaznick Burdick

Andrea reported the ad-hoc communications committee (members are: Joe Burdick, Matt Lowry, Joe Schoen, Gisela Walitzki, Trudie Wilhelm, and Andrea Zalaznick Burdick) moved in 2015. It will continue for another year and any homeowner is welcome to join.

The committee looked at the website set up, and is working on newsletters. The biggest project it took on was setting up the voting process for updating the governing documents. The goal is to have provisions in line with current code for development of an established community. The new document text is drafted to conform to current OR status, there are no changes to membership requirements or financial obligations.

Final deadline for voting is next Tuesday at Montclair Elementary School, please return your ballots. A big Thank You to Ruth Robinson who spent numerous hours researching, writing and drafting during the revision process. A special Thank You to Joe Schoen for all his work sending e-blasts.

During the year an Arranmore Facebook and a Next Door Neighbors Page were created, solely for being able to connect through social media if desired. Both are not official Board tools or information channels – all Board business and information is kept on the Arranmore Homeowners Website.

Approval of Annual Meeting Minutes

Matt Lowry made the motion to approve the Arranmore Homeowners' Association 2016 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: Michael Great, Norris Perkins, and Joe Taylor, there were no nominations from the floor. Matt Lowery made the motion to accept the ballots as unanimous forgoing a vote, Gisela second. The motion was approved unanimously and all three candidates were elected to the Arranmore Homeowners' Association board of directors.

Matt thanked and gave farewell to the following board and committee members:

Tony Leineweber, who was on the board for three years and treasurer for another year first.

Bobbie Kennedy, board member and LC chair, and Ruth Robinson, member of the Landscape Committee. Both volunteered a huge amount of time and shared their knowledge about plants and their differences. Pat Hagen rewarded them green gloves as a small thank you. Audience members were encouraged to sign up to join the LC, especially if they are Master Gardeners.

Renata Lanari was on the board for a year and had promised she may join the AC again.

Homeowner's Open Forum / Questions / Comments / Discussions

There was a question why the irrigation system was shut off during the last weekend. Bobbie explained this was necessary to repair a leak on private property. The glue needed to dry out before we could restart the system. The cable company was responsible for the break.

Matt Lowry thanked the audience for their attendance, and the meeting was adjourned at 8:02 p.m.

Respectfully submitted,
Gisela Walitzki