



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

ARRANMORE HOMEOWNERS ASSOCIATION

Board Meeting

April 12, 2010

Board Members Present: Danielle Wissmiller, Ken Sumida, Ruth Robinson, Roberta Kennedy, Candace Coleman, and Tara Loveless. **Absent Board Members:** Harry Reeder.

Others Present: Homeowner: Priscilla Morehouse

Ruth Robinson, President, called the meeting to order at 7:05pm at her residence.

Danielle Wissmiller moved to approve the finalized March meeting minutes and Ken Sumida seconded. Motion carried.

A discussion was held with homeowner, Priscilla Morehouse, until approximately 7:35pm. During this discussion, the homeowner questioned whether an irrigation system map with system valve locations was in place as well as offering future assistance with communication between herself, the board, and the tenant in her home.

Ruth Robinson, President, reviewed the Special Session Meeting Minutes, which was held on March 18, 2010. Ruth agreed to make some minor adjustments to the minutes that she and Tara Loveless, Secretary compiled. The minutes were approved with suggested minor changes. The corrected minutes will be e mailed to board members.

Ken Sumida, Treasurer, reviewed the financial information dated as of March 31, 2010. During this review, Ken discussed the progress of liens that would be filed for two properties. The board approved Ken to move forward on this. Also discussed were payment authorization forms. An invoice authorization form will be designed for committee chairs to initial, so that a formalized paper trail will exist for expenditures. The board accepted treasurer's report.

Roberta Kennedy, Architectural Committee Chair, requested the mailbox supplier reference from Candace Coleman. Candace Coleman will contact Jan Lindsay with the mailbox company information so it can be included in the newsletter. Roberta also reviewed the Architectural Committee's progress and information to be forwarded on to Jan Lindsay for the newsletter. This included expense and liability relating to each homeowner's sidewalk repairs, in which case, a letter will be forwarded on to those homeowners that will need to address sidewalk repairs they are responsible for. The ARC will be conducting a survey of the Arranmore sidewalks and will report back their observations/findings at the next AHOA board meeting.

Danielle Wissmiller, Pool Chair, reviewed the spa repairs that will need to be addressed and which have already expensed. New items including the potential use of a key card system will be investigated in hopes of eliminating the use of the current clubhouse key system.

A discussion was held regarding the new entrance signs that resident and sign company owner, Kevin Keljo,

agreed to provide assistance with. Danielle Wissmiller, Pool Chair, and the Architectural Committee will work together going forward on this project.

Candace Coleman, Hospitality Committee Chair, reviewed the upcoming Garage Sale. This event, which will take place July 16, 17, and 18th, will be included in the upcoming newsletter. Candace also agreed to take on responsibility for organizing and obtaining snacks and beverages for the next Annual Meeting.

Ruth Robinson, Landscaping Committee Chair, reviewed the report she compiled, dated April 12, 2010. This review included tree work, mowing of wet lawns, specific lawn and plant concerns, progress on mulching project, ivy removal, and status report on MowTown dispute. Additionally, along with the walk through that the Architectural Committee will be conducting, Ruth, as Landscape Committee Chair, will also conduct a similar walk through to document properties with landscaping concerns. These concerns and suggested repairs will be included in the letter the Architectural Committee drafts for homeowners.

Ken Sumida, Treasurer, also asked for authority to send a letter to residents who currently have late Homeowners Association dues. The board agreed that Ken should address these before submitting anything to the attorney.

Ruth Robinson, President, reported to the board that all future meeting agendas will be forwarded to Joe Schoen before the meetings each month. The agenda will then be posted to the website for homeowners to review and have the ability to notify the board if they would like to attend future board meetings as guests.

Also discussed was the upcoming Vial Fotheringham Seminar, which will be held and attended by those board members, interested on either May 15 or May 22. Ruth Robinson, Danielle Wissmiller, Tara Loveless, and Roberta Kennedy expressed interest in the seminar. Ruth will obtain additional information on this.

Ruth Robinson, reviewed the By-Law Amendments she and Tara Loveless, Secretary, had notarized after the March 15 Annual Meeting. Ruth learned that Arranmore By-Laws have never been recorded by Washington County. Along with Dick Lindsay's assistance, the steps and process as to how the board will record By-Laws will be investigated and discussed at the next board meeting. Ruth discussed the brief history of when the last changes were made and her concern with having them properly recorded along with the book and page noted for future reference. Ruth and Danielle will get additional information, with the assistance of Dick Lindsay, as to what is needed to initially record By-Laws.

Tara Loveless, Secretary, reported on the Roster updating, which was currently taking place with the assistance of Joe Schoen. Process agreed to by which Candace Coleman, Welcoming Committee Chair, would obtain new resident(s)/tenant(s) contact information. This information would be submitted to Ken and Tara at each month's board meeting going forward so that the Roster can then be updated accordingly.

The next meeting will be held May 10th at the home of Ruth Robinson.

Meeting was adjourned at 9:05pm.

Respectfully submitted by:

Tara Loveless, Secretary