



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Board Meeting February 15, 2011

Board Members Present: Candace Coleman, Ken Sumida, Danielle Wissmiller, Harry Reeder, Ruth Robinson, Tara Loveless; *Resident guest: Don DuBois. Absent Board Members: Roberta Kennedy.*

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

Minutes of the January 9, 2010 meeting were approved as circulated.

A brief discussion was held with resident guest, regarding his concerns about the board meeting minutes and information communicated to residents of the community.

The Reserve Study was unanimously approved by telephone poll of Board members. The finance committee will review. The Reserve Study addresses only known components slated for repair and replacement. It is recognized that reserve funds should also be available for contingencies and unknown factors.

Board Nominations - The Nominating Committee has met and secured agreement from two members to have their names placed in nomination. There are three vacancies to fill. The nominating committee will continue to meet so that names of all nominees will be available 30 days prior to the Annual Meeting.

Website Postings – All items posted on the Website must have written approval by the Board prior to posting. Joe Schoen will be notified.

Annual Meeting - The date of the meeting was set for Monday, April 25. The board will review specifics regarding the Annual Meeting, at the March Board Meeting.

Review of Letter from Resident – The board reviewed and discussed written communication it received from a resident asking that dues be waived for the vacant lot #162 which he owns. Harry Reeder moved to send a letter communicating that the board does not have authority to take any actions contrary to the governing documents. Candace Coleman seconded. Motion carried. Danielle Wissmiller abstained from voting.

Committee Reports

Treasurer/Finance Committee - Ken Sumida presented the January, 2011 financial statements. The statements were accepted by the board.

Continued on Page 2

Page 2- Arranmore Homowners Association Board February Meeting Minutes

Hospitality – Candace Coleman reported new residents to the board. Candace and Ken continue to work together to update the membership list and plan to have an updated Roster for homeowners at the Annual Meeting.

Landscape - Ruth Robinson presented the landscape committee's written report, which was circulated to the Board prior to the meeting. Renewal of the DeSantis contract was discussed, and the written report was reviewed.

Irrigation - Harry Reeder reported that the irrigation system would be started by Abel to check the system at the end of February, but would not officially be turned on until watering is required later in the season.

Architecture - Ruth Robinson reported questions from residents about moss removal and approval for a new fence. These items were referred to the Architecture Committee.

Parking – A concern about unauthorized parking on St. Johns Place was received.

Pool - Danielle Wissmiller reported that remodeling of the pool clubhouse was completed. Harry Reeder moved to approve the \$1,100 requested by the committee for a key pad system for the entrance door to the clubhouse. Candace Coleman seconded. Motion carried.

Next Meeting to be March 14, 2011 at 7 p.m. at the home of Ruth Robinson.

Meeting adjourned at 8:30pm.

Submitted by Ruth Robinson