



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

ARRANMORE HOMEOWNERS ASSOCIATION

Board Meeting

January 9, 2011

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

Ruth Robinson, President called the meeting to order at 4:06 p.m. at her residence.

Minutes of the November 8, 2010 meeting were approved as circulated.

Reserve Study - Dick Lindsay gave a power point presentation of the 2011 Reserve Study prepared by Association Reserves, Inc. Copies of the study will be made available for Board members to review. Harry Reeder moved that the board defer action until each member had time to read the report. Candace Coleman seconded. Motion Carried. The finance committee will review and recommend appropriate action. Board will be polled by telephone for a final decision.

2011 Budget Treasurer, Ken Sumida presented the 2011 budget. Ken moved approval of the capital budget with the pool house bathroom remodel amount set at \$20,000 and entrance sign replacement cost of \$3,000 deleted. Candace seconded. Motion carried. Ken will forward the document to Joe Schoen for publishing on the website.

Board Nominations - There will be three positions to fill at the next Annual Meeting. Ruth's and Harry's terms are expiring and Tara Loveless has announced her resignation. Three nominees have indicated their willingness to have their names put forward: Harry Reeder, Virginia Grubb and Kersten Broms. This information is to be posted in the newsletter. Further nominations may be made by any member.

Annual Meeting - The date of the meeting was set for Monday, April 25, pending confirmation that Montclair School facilities would be available. Danielle will check.

Newsletter - Ruth will ask Kersten to submit her article on recycling for Board approval. Consensus of the Board was to ask newsletter editor, Jan Lindsay to circulate a draft of planned copy to board contributors before publication.

Committee Reports

Hospitality - Candace reported new owners of four properties: John and Susan Spring, Patricia and Diego Miron, Barbard Molinari; Gary & Jean White. Two homes are currently on the market. Candace and Ken will work together to update the membership list.

Landscape - Ruth prepared a written report which was circulated to the Board prior to the meeting. Danielle raised the issue of drainage problems. Specific reference was to standing water on paths north of the pool. Ruth, Harry and Bobbie Kennedy will confer to address the situation and take corrective action.

Irrigation Harry presented bids from two companies, Abel Irrigation and DeSantis Landscapes. These bids had previously been considered and approved by the landscape committee. Harry moved that Abel Irrigation be awarded the bid for startup/ shutdown and filter cleaning, and that DeSantis Landscapes be awarded the bid for Irrigation monitoring and irrigation system repairs. Candace seconded. Motion carried.

Architecture No report

Pool Danielle reported that remodeling of the pool changing rooms is almost finished. Final work for completion is painting the toilet stall walls. The contractor is researching proper methods to make sure paint adheres to metal.

Treasurer/Finance committee Ken presented the year-end financial reports. The data will be given to Jack Olds and Co. Accountants for preparation of the compilation statement. Ken noted that past disputes over the Olds fee have been satisfactorily resolved. Ken continues to work with Vial Fotheringham on collection efforts from delinquent homeowners.

Next Meeting February 14, 7 p.m. Ruth Robinson's home.

Meeting adjourned.

Submitted by Ruth Robinson