



# ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE  
PORTLAND, OREGON 97223

## Board Meeting March 14, 2011

**Minutes:** Arranmore Homeowners Association Board Meeting  
**Present:** Ruth Robinson, Danielle Wissmiller, Candace Coleman,  
Ken Sumida, Roberta Kennedy  
**Absent:** Tara Bruce and Harry Reeder  
**Guests:** New residents Jean and Gary W.

**Correspondence:** A gracious thank you note was received from a resident thanking AHOA board for their continued efforts at maintaining a beautiful neighborhood.

Meeting called to order by President Ruth at her residence at 7:00 pm.

Minutes of the February 14, 2011 meeting were approved as corrected.

**A. Approval of corrected minutes from the last board meeting.** Discussion pursued regarding putting the minutes on the website before they were corrected/approved by the board members. All efforts will be made to expedite approval and website posting.

**Motion: The board minutes will not be posted on the Arranmore Homeowners website until final approval by the board. Moved (Danielle Wissmiller) and seconded (Candace Colman). Passed unanimously.**

### **B. Unfinished Business**

- 1. Nominating Committee.** Update and discussion. An appeal for volunteers will be in the newsletter.
- 2. Annual meeting.** April 25, 7:00 pm at Montclair School. Agenda and meeting notification to be mailed 1 month before the meeting. Dick Lindsay will prepare a Power Point presentation. Candace Coleman will handle on-site arrangements for refreshments.
- 3. Finance.** Discussion of unpaid invoices. Ken Sumida plans to bring a motion to our next board meeting regarding persistently unpaid invoices 'over 90 days late'.
- 4. Kersten Broms proposal for an Advocacy Green Committee.** Ruth Robinson will draft a response and send to board members for approval before replying to Kersten.

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#### C. New Business

1. **Anonymous Communications.** Board policy: Ignore any unsigned document.
- 2, **Vial Votheringham.** A managers' luncheon is March 24. Ken Sumida plans to attend. The Spring Seminar is May 14 and new board members will be encouraged to attend.
- 3 **Bylaw amendment challenge.** Bylaw amendments passed at the 2010 annual meeting were challenged in an email to the board by a resident. President Ruth will meet with legal counsel and send a reply.
4. **Drainage issues** were discussed. Some French drains are no longer functioning adequately. The board discussed the extent of responsibility of maintaining these drains. Ruth will get bids from DeSantis for corrective action. Some residents have disconnected their roof drains and the run-off is contributing to standing water. This is in violation of the Architectural Guidelines, section 3.03. ARC will address the issue further.
5. **Electronic notice of meetings** is now legal. The possibility of how it might be used in Arranmore will be discussed at the annual meeting.
6. **Insurance coverage.** Will be reviewed at the next board meeting.

#### D. Committee Reports

1. **Hospitality.** Candace Coleman. Board members provided with names of new residents. A date for the neighborhood garage sale will be set in the near future
2. **Landscape.** Ruth Robinson submitted a written report.
3. **Irrigation.** Harry Reeder reported system startup and spring check. This was begun in Feb, suspended for a period of sub freezing weather, and completed in March. The startup was done to give homeowners a chance to have their private systems tested prior to the irrigation season. One hundred worn out and/or defective heads were replaced (capital improvements), and three breaks in the lateral lines were repaired. The system will be started after one week of dry weather in the spring.
4. **Architectural.** Roberta Kennedy. The next newsletter (April 15) will contain Architectural Guidelines regarding property and roof drainage. Also included will be recycling/trash can guidelines and driveway conditions. Further Power Point presentation to follow at the Annual Meeting.
5. **Pool.** Danielle Wissimiller. Renovations are going well. Opening day on Memorial Day weekend.
6. **Finance.** Ken Sumida, Financial report submitted and accepted.

Next scheduled board meeting April 11, 7:00 pm at Ruth Robinson's home.

Meeting adjourned at 8:45 pm. Submitted by Roberta Kennedy