



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

ARRANMORE HOMEOWNERS ASSOCIATION

Board Meeting

May 10, 2010

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

Ruth Robinson, President, called the meeting to order at 7:00pm at her residence.

The April meeting minutes were approved as submitted.

Ken Sumida, Treasurer, reviewed the financial information dated as of April 2010 that the Finance Committee had compiled. The financial statements were approved as submitted.

Roberta Kennedy, Architectural Committee Chair, reported on the survey of the Arranmore sidewalks that was conducted. Discussed where two locations that the ARC noted tree roots that have caused cracking and sidewalks being heaved out of place. One location being at the corner of Arranmore Way and Arranmore Place and the other on Chelsea Place. Ruth Robinson, Landscape Committee Chair, will contact an arborist to inspect these two areas. The walking paths with tree root problems will also be inspected by the Arborist prior to repaving. The ARC to review recommended repairs and present findings at the next board meeting.

Danielle Wissmiller, Pool Chair, presented the Pool and Recreation Contract dated March 2010 through February 2011 and moved its approval. Motion carried unanimously..

Additionally, Danielle Wissmiller reported on the spa work the Pool Committee recommends. She presented the estimate from Cascade Pools for \$7,500, which included exterior tile and concrete base replacement and repair as well as installation of an unblockable main drain, which is being required to comply with new state codes. Also recommended was power washing of the pool deck and professional sanitizing cleaning of the bathrooms at a cost of \$630. to be done before the pool opens for the season. A motion to approve the committee's recommendation carried unanimously. Other work being done around the clubhouse includes the fence staining, to be done by resident, Dick Lindsay.

Candace Coleman, Hospitality Committee Chair, reviewed a new homeowners packet that she compiled, which included compliance information relating to the HOA Rules and Regulations for listing agents, a frequently asked questions sheet for listing agents to present to new homeowners and occupants, and a new owner "Welcome to Arranmore" information sheet and contact information request. Roberta Kennedy mentioned that the board should further enforce to those homeowners who plan to rent, compliance with the contact information request as stated in the CC&R's.

Ruth Robinson, Landscaping Committee Chair, reviewed her written report, dated May 10, 2010. Discussion clarified the landscape contractor's care of property owners' front lawns. This care includes the mowing, edging, weeding and fertilizing.

Harry Reeder, Irrigation Chair, reported that the irrigation system was turned back on in the morning of Saturday, May 8. He has contacted Joe Schoen to have this posted on the website. Harry also discussed an irrigation pipe that was broken when a homeowner installed a new fence. Estimated cost for this repair to be approximately \$100. Also discussed were new plantings near the pump. Harry reported that per Hillsboro Supply there is no concern over the location of these plants. Harry also presented an update regarding walking pathway repairs and two estimates he has been given for this work. Harry will have finalized bids for the board to approve at the next meeting as well as the Irrigation Committee's recommendation.

Ruth Robinson mentioned the upcoming Vial Fotheringham Seminar, which will be held on Saturday, May 15, from 9am – 1pm. Ruth Robinson, Tara Loveless, and Roberta Kennedy to attend.

Ruth Robinson, reported back to the board regarding the By-Law Amendments discussed at the last board meeting. Our By-Laws are designated as an addition to the Articles of Incorporation. It is not required that they be recorded by the County

Ken Sumida, Treasurer, presented a payment authorization form he designed. Board members are asked to use this form when requesting payment of invoices. If costs are substantially over the budgeted amount, then there will need to be a review at the next board meeting before payment is authorized.

Tara Loveless, Secretary, reported on the Roster updating, which was currently taking place with the assistance of Joe Schoen. Also discussed was the formation of the Neighborhood Watch once again. Tara will be serving as the Neighborhood Watch Captain with the assistance of Block Captains, which will be assigned. She will report more on this at the next meeting.

The next meeting will be held June 14th at the home of Ruth Robinson.

Meeting was adjourned at 8:45pm.

Respectfully submitted by:

Tara Loveless, Secretary