



Arranmore Homeowners Association
HOA Board Meeting
April 18, 2014

Arranmore Homeowners Association – Board of Directors - Meeting Minutes

Held at the home of Garr Nielsen.

Present: Garr Nielsen, Norris Perkins, Mike LaPorte, Sue Kirkman, Pat Hagen

Absent: Harry Reeder, Traci Galbraith

Guests: Hans and Gisela Walitzki

Called to order by Garr Nielsen, Vice President – 6:30 pm

A. Business Carried Over

1. **Annual Meeting** – Roberta Kennedy presented printed copies of the finalized meeting agenda. It will be sent out via Eblast 7-10 days before the meeting. Also, it will be posted at the pool house and Montclair School. The unapproved 2013 annual meeting minutes have been reviewed and are ready to send out with the agenda. The meeting has been moved to the gymnasium. Ample chairs available as well as AV hook ups and a pull down video screen in the middle of the gym. Sign in starts at 6:30, meeting starts at 7:00 and finishes at 8:45. An organizational meeting (ending by 9:00) will be held immediately following the meeting to select officers and chairs. Joe Schoen has been meeting with committee chairs to finalize presentations.

B. Committee Reports

1. **Landscape** – Pat Hagen. The TruGreen North Berm – Oleson Road contract was presented for review and discussion. The visual planting proposal was also available for viewing. Discussion followed regarding the types of plants and irrigation upgrades. Colored photos presented. Total cost \$18,232. Funds available from Capital Reserve Fund.

Motion made by Pat to accept the TruGreen Contract as written. Seconded by Sue Kirkman. Motion passed unanimously. Garr Nielsen signed the contract. Work will begin the first part of May.

2. **Architectural Review Committee** – Mike LaPorte A May walk-around is planned to determine homes that need repairs/condition issues. (Sidewalks, exterior paint, driveways, roof condition, etc.) On-going attention to the pathways and tree roots.
3. **Recreation & Pool House** – Sue Kirkman. The **cardlock** has been installed and Joe Schoen is presently putting in the codes. Cards, accompanied with a set of pool rules, will be handed out 7-10 days before the pool opens. Replacement of card is \$25 for the time and \$50 for the second. Norris Perkins is arranging to have the pool rules printed on plastic boards. They will be displayed in the bathrooms, poolside and at the front entrance. Sue is finalizing a **Pool Survey** that will be sent out in May. Joe Schoen will be adapting it to Google. The two pool employees from last year have signed contracts for the forthcoming year.
4. **Finance** – Provided by Tony Leineweber and presented by Garr Nielsen. *First Quarter Financials* - We are within budgeted amounts. Balance Sheet forthcoming. Three residents have received letters regarding unpaid amounts. Included was a request for payment of both principal and interest with the advisory that they may be referred for collection if not paid within 60 days of March 1 due date. Discussion regarding home in foreclosure followed.

- C. **New Business** – Norris Perkins. Presented information regarding snow plow services to the neighborhood. Basically \$300 per hour. Estimated 4 hours. Travel time also an addition. No action.

Adjourn to Executive Session – 7:18 pm. Purpose – Employment contract discussion.

Return to regular BOD meeting – 7:25 pm

- D. **Motion** by Garr Nielsen to accept Ken Sumida’s employment contract as submitted by Tony Leineweber. Seconded by Norris Perkins. Motion carried unanimously. Garr Nielsen will sign and give to Ken Sumida to sign.

Meeting adjourned at 7:30 pm.

Submitted by: Roberta Kennedy, substituting for Traci Galbraith