



Arranmore Homeowners Association
HOA Board Meeting August 12, 2015

Location: Roberta Kennedy's house

Attending Board Members: Roberta Kennedy, Mike LaPorte, Tony Leineweber, Matt Lowry, Norris Perkins, Gisela Walitzki, (quorum present)

Absent Board Member: Garr Nielsen

Matt Lowry called the meeting to order at 6:45

Approval of Minutes

Norris made a motion to approve the March 2015 minutes, second: Matt, all in favor – minutes were approved.

Pool Facility

Mike and Garr had looked at the pool deck regarding resurfacing. Mike, Doug Stiles, Joe Schoen and Hans Walitzki (pool committee members) visited a reference the committee had received to look at a resurfaced deck. It showed (Mike had photos) that cracks are still showing through and the whole project did not look very impressive. The visiting pool committee members did not think the result would justify spending \$25,000 for the project. It looked only nice from a distance, but not from close up, and the longevity is unknown.

Another suggestion was to build additional wooden decking and moving the fence out. The pool committee needs to look into this, discussion was tabled for a further meeting.

Irrigation

Bobbie reported that board members had received numerous e-mails and phone calls regarding the irrigation and brown spots in common areas and personal lawns. Garr recommends to audit the recent stage of the irrigation system, and have Amos from Land Care (formerly True Green) look at all the irrigation heads. Garr will set irrigation as his priority for improvement, he will look at what's necessary to update the system and how the budget can cover it.

The current system is run on a weather track credit to Harry Reeder, who upgraded the system a few years ago, saving us a lot of well water. We should find out how much water we use now compared to previous years. Brown spots in lawns are result of this years' very hot summer and also of irrigation heads not directed into the right areas.

Landscape

Bobbie and landscape committee members met with Anna Miller to create a plan for the round on Arranmore Place – there is \$2,500 reserved to improve this area. It would be best to add some new plants, which are drought tolerant; they would need drip irrigation after planting. Anna never came back to us with a recommendation; the next meeting of the committee is coming up soon. Further discussion at next board meeting.

The board will receive inquiries about the red pines on the apartment berm. The trees are slowly dying, the committee will look into this and submit a proposal. Replanting this area needs consideration that it does not have irrigation.

Land Care cut a cotoneaster on the Oleson South berm instead of pruning it.

New rock inside the pool area beds will be replaced soon with nicer looking pebbles.

Finance

Tony reports that the court gave the owners of the house in foreclosure a 30-day timeline to make arrangements with Wells Fargo. There is a slight possibility that we need to take our own action and file a motion of foreclosure after setting a date to pay us in 14 days. Update at next board meeting.

Pool winter season: Hans Walitzki was the shepherd of the trial run, 13 homeowners participated paying \$150 each to use the spa and sauna during the winter. The pool shut down in October and until December winter base costs were tracked. It is really important to have this base, the extended winter use is the first fee-based charge we ever tried. Ken will look at the final numbers for the winter use.

New Business:

Pool rules: It would be beneficial to send an e-mail blast with a refresher of the existing pool rules.

The meeting was adjourned 7:37 pm
Respectfully submitted,
Gisela Walitzki, Secretary