



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Board of Directors Meeting

Monday, December 10, 2012

Location: Roberta Kennedy, 7165 SW Arranmore Way

Present: Roberta Kennedy, Harry Reeder, Sue Kirkman, Gary White, Pat Hagen, Ken Sumida, Jan Lindsay; Reserve Study Committee: Dick Lindsay, Kevin Keljo

Guests: Gisela Walitzki, Stuart MacLean, Duane & Maxine McComas

Call to Order: The meeting was called to order by President, Roberta Kennedy at 5:05 PM.

I. OPENING BUSINESS:

APPROVAL of the MINUTES: Discussion was held regarding inclusion of a grammatical change to the Tree Inventory Assessment Program information in the November 2012 minutes. Motion to change grammar was made by Sue Kirkman and seconded by Gary White. Motion was defeated. Sue Kirkman moved to accept the November Board Meeting minutes as submitted. Harry Reeder seconded. Motion carried with Gary White opposed.

II. RESERVE STUDY REPORT: Dick Lindsay and Kevin Keljo reported on the Reserve Study findings. They had received recommendations and bids from three companies. A motion was made by Roberta Kennedy and seconded by Sue Kirkman to accept the 2012 Reserve Study as prepared by Western Architectural. Motion carried unanimously. Pat Hagan moved to suspend \$75.00 of the 2013 Capital Reserve Fund assessment, resulting in an assessment of \$150.00. Harry Reeder seconded. Motion passed with Ken Sumida opposing. Roberta Kennedy moved to use Western Architectural for the preparation of the 2013 Reserve Study. Jan Lindsay seconded. Motion carried with Ken Sumida opposed.

III. ANNUAL AHOA MEETING: The AHOA 2013 Annual Homeowners Meeting will be held at Montclair Elementary School on Monday, April 22, 2013, 7:00 – 9:00 PM.

IV. COMMITTEE REPORTS:

A) ARCHITECTURAL: Roberta Kennedy reported on the Architectural Committee and proposed amendments/revisions to the ARC Guidelines: The following will be the first sentence of the two sections:

(Under 3. Design Requirements, 3.07 Fences and Privacy Screens): Before proceeding with construction and/or replacement of a fence or privacy screen, the homeowner is required to determine the property line. (The ARC has existing plat maps that are available for reference.)

(Under 3. Design Requirements, 3.08 Decks): Before proceeding with construction and/or replacement of a deck, the homeowner is required to determine the property line. (The ARC has existing plat maps that are available for reference.) Harry Reeder moved to approve these two changes; Pat Hagen seconded. Motion carried unanimously.

B) COMMUNICATION / NEWSLETTER: Jan Lindsay reported the next newsletter will be out January 15, 2013. She would like to have the email addresses of residents. This would provide several benefits to the community; including being able to contact all residents quickly if need be via an e-blast.

C) FINANCE: Ken Sumida has put out Budgets and Financial Statements. He has received no questions or comments regarding them.

D) PATHWAYS / SIDEWALKS: Gary White reported on the Pathways and Sidewalks Committee. Work will commence after the winter season.

E) IRRIGATION: Harry Reeder reported on the Irrigation Committee. In the January newsletter he will further explain the particulars regarding disconnecting the AHOA irrigation system from the Tualatin Valley Water District (TVWD) system.

F) LANDSCAPE: Pat Hagen reported on the Landscape Committee. Replacement of grass and removal of trees will be suspended until Spring. Pat is working on getting additional bids regarding trees and bark dust.

G) POOL: Sue Kirkman reported on the Pool Committee. Interviews for Joe Schoen's replacement as Pool Manager are currently underway. Joe is preparing a list of duties involved and will deliver it to Roberta Kennedy. The pool roof repairs will be done in the Spring. Sue will look into fixing the gutter system.

IV. NOMINATING COMMITTEE: Roberta Kennedy will continue to contact Sharon Buck regarding nominations for the upcoming Board vacancies.

Motion to adjourn was made by Harry Reeder and seconded. Meeting was adjourned at 6:30 PM by President, Roberta Kennedy.

Respectfully submitted,
Mary McGar