



Arranmore Homeowners' Association  
HOA Board Meeting  
December 9, 2014 (**Revised January 25, 2015**)

**Board Members:**

*Present:* Garr Nielsen, Roberta Kennedy, Sue Kirkman, Traci Galbraith, Norris Perkins, Mike LaPorte, Tony Leineweber

*Guests:* Trudie Wilhelm, Hans Walitzki, Ruth Robinson- Reserve Study Chair

Quorum present? Yes

**Proceedings:**

- Meeting called to order at 6:32 p.m. by President, Garr Nielsen.
- October 2014 meeting minutes were approved.

*Homeowners' Forum:*

A homeowner and resident of Arranmore brought the below areas of concern to the attention of the Arranmore Homeowners' Association board of directors:

- **non-compliant fencing and privacy screen located at end of Arranmore Ct**  
According to the Architectural Standards and Control Manual 3.07, the above referenced fence and screen are too high and/or not of the right material. A formal response was requested as to whether the bylaw has been changed, or whether the structures were allowed.
- **non-compliant signage - i.e. construction signs**  
Covenant, Conditions and Restrictions for Block 1 Arranmore (dtd 8-2-77), Article X Section 1 states:

Section 1. Unless written approval is first obtained from the architectural committee, no sign of any kind shall be displayed to the public view on any Lot or structure, except one professional sign of not more than five feet square advertising the property for sale or rent or project signs used by Declarant to advertise the property during the construction and sales period.

- **off leash dogs in the neighborhood are a safety concern and are not following Washington County law**

There is no rule or guidance within the official documents of the Arranmore Homeowners' Association, found on this topic. It was requested that the board of directors author a neighborhood friendly and comprehensive dog and/or off-leash rule(s)

*Architectural Committee report, provided by Mike LaPorte:*

- There is a new fence request under review.

*Landscape Committee report, provided by Bobbie Kennedy:*

- Irrigation: Bill Bennington and Ken Sumida noticed we have a \$1000 increase in pump electricity for the year. An investigation and analysis of the issue revealed:
  - 12% more water was used, equivalent to +25% increase in energy usage. Research into the cause for increase is underway.
  - It was discovered that electricity for the pump has a 20% higher rate than that used for the pool house. The issue was raised with the utility company and the tariff coding for the pump has been changed and combined with the pool house, effectively lowering the rate per kilowatt.
- An RFB for sod removal in the neighborhood will go out in January.
- The landscape committee, in partnership with TruGreen, conducted an annual review of the contractor's services highlighting successes and areas for improvement going forward.
- The landscape committee recommended, and Roberta Kennedy moved, that the Arranmore board of directors authorize removal of the sweet gum tree directly across from the pool house for the cost of \$425. The motion was seconded. The motion was discussed and the board requested a second opinion about removal be obtained from an arborist. The motion failed with a vote of 6 to 1 against.

*Pool Committee report, provided by Sue Kirkman:*

- In response to an email query, several homeowners signed up to pay for use of the spa during the winter months. While fifteen homeowners sign-up, not enough funds were raised to cover the estimated cost of running the spa throughout the winter. Sue Kirkman made a motion to contact the committed homeowners to see if they would like to use the spa until the funds run out, or have their contribution of \$150/homeowner returned. The motion was seconded and passed unanimously.
- The pool cover is on. The pump and temperature is being monitored.

*Finance Committee report, provided by Tony Leineweber*

(The first paragraph and associated bulleted points of the Finance Committee report was replaced with the below suggestions made by Ruth Robinson, Reserve Study Chair, and approved unanimously by the board of directors. The purpose of the revision is to more accurately reflect the action steps surrounding the Reserve Study and to also reflect the approved transfer of \$25,000 from the operating to the reserve accounts. )

- A draft of the 2015 Reserve Study had been circulated to Board members prior to the meeting. Ruth Robinson, Reserve Study Chair, asked the Board to make three decisions before a vote to finalize the study:
  - A) Should reserves be established for the existing Pool House concrete tile roof, or for replacement with composition shingles? **Decision:** to include \$12,500 for roof replacement in the 2015 study, the estimated cost of a composition roof.
  - B) Should a new, in-ground spa be installed when the pool deck is replaced? **Decision:** Accrue \$15,000 in the 2015 study for new in-ground spa.
  - C) Should the study include an allowance for remodeling of the pool house interior when the pool deck is replaced? **Decision:** Allocate \$20,000 to the 2015 Study as an allowance for future remodeling.

The Finance Committee made the following recommendation: The Board, after deciding the three items above, will approve:

- A) The components and values in the circulated Reserve Study draft plus the additions in A, B, & C above;
- B) Setting the Capital Fund assessment for 2015 at \$200;
- C) The transfer of \$25,000 from the Operating Fund to the Capital Fund at year-end, 2014.

Tony Leineweber moved that the recommendations in A), B), & C) above, be approved. The motion carried unanimously

- A review of five year cash flow analysis supports an increase of \$50 to the homeowners' yearly assessment.
- The 2014 YTD budget was reviewed and compared to the draft 2015 budget.
- Tony Leineweber moved to approve the 2015 budget as presented. The motion was seconded and approved unanimously.
- The board thanks the finance committee for their efforts on behalf of the Arranmore Homeowners' Association.

#### Miscellaneous:

In the meeting notes revision made January 25, 2015, Ruth Robinson was added as an attendee of the December 9, 2014 Arranmore Homeowners' Association board meeting.

- The board meeting adjourned at 8:28pm.
- Minutes respectfully submitted by Secretary, Traci Galbraith