



Arranmore Homeowners Association
HOA Board Meeting December 9, 2015

Location: Roberta Kennedy's house

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

Visitor for part of the meeting: Ruth Robinson

Matt Lowry called the meeting to order at 7:00 p.m.

Approval of Minutes

Tony made the motion to approve the November 2015 minutes, second: Garr, all in favor – the minutes were approved.

Budget

Tony presented the 2016 budget, and it was discussed by positions. It is \$17,000 lower than this year, due to lower expenses for landscape and the pool. The only increase is in higher insurance costs. The finance committee had recommended increasing our limit and scope for Fidelity bond coverage.

Tony made the motion to approve the presented 2016 operating and capital budget. Bobbie second, all in favor.

Currently we have bank accounts with Bank of the West, and with Bank of Oswego. We will keep the Bank of the West accounts, but will close the Bank of Oswego account and open new accounts with US Bank. Ken can transfer funds online between the Bank of the West accounts, all other transactions need a signer – in the future Tony, Matt, or Norris. They need to set this up with both banks. Tony presented a spreadsheet showing how balances will get transferred from our current accounts.

Tony also provided an overview of the monthly balances in the HOA's bank accounts for the last five years. The operating cash balance was, except for Januaries, never lower than \$100,000. Looking at the requirements and ratio of funding for our capital budget the Reserve Study ratio could drop below 50 % if we take on large projects as mentioned in previous meetings.

Tony made the motion to approve a transfer of \$50,000 from the operating fund to the capital fund as recommended by the Finance Committee. Matt second, all in favor. Ken and Tony will handle closing the account with Bank of Oswego and opening a new account with US Bank, and transferring the operating fund dollars to the capital fund.

Reserve Study

Ruth reported Boris Mandich joined the Finance Committee as a new member; he has a background in finance and is happy to be involved.

All needed numbers were presented to the company that calculates our reserve study. They need a few more days for completion. We should be in good standing, especially after the \$50,000 transfer from the operating to the capital budget which was approved today.

Ruth presented the flyer of Community Association Law Group and their December special to review all governing documents (CC&Rs, Bylaws etc.) for a flat fee of \$500. It would be very helpful to identify any outdated or non-compliant parts to give recommendations. The fee is very reasonable and would help to cut down on costs and time when we need a formal rewriting of such documents after many years. Funds are in the budget and don't need approval.

Landscape

Bobbie had a conversation with Lee about an iron-based for killing the moss on walkways, that does not stain the concrete. The project is ongoing, and it will take about ten days without rain to apply it, and power washing is needed afterwards. The money is in the budget, and it is important to make the pathways safe and moss free – at the moment cones are placed at critical areas.

Ruth and Kyle Fletscher looked at trees on Arranmore Way being stressed at the bottom of the trunks – the lawn mowers hurt their roots. We need to remove grass/sod around those trees to keep them in good condition; three dry days are needed for this project.

Irrigation

Garr reports the irrigation system is shut down for the season; the system was blown out and the filters were cleaned.

Pool

Garr received a report from Hans Walitzki about the recent costs for the winter season. The energy use is similar to last year; there were no unforeseen expenses.

Architecture

The homeowner who was asked to improve the garage door has painted it. Some volunteers are needed for the committee; it should have at least three members.

New Business:

Two homeowners whose dogs had been in a fight on common property approached the board. All board members felt strongly that this is a private issue, and the dog owners should report the incident to Washington County if desired. We will send an e-blast with the Washington County phone numbers to report dog incidents and also the Washington County rules for dog owners.

The meeting was adjourned 8:03 p.m.

Respectfully submitted,
Gisela Walitzki, Secretary