



Arranmore Homeowners Association
Special Board Meeting Dec 01, 2017 – 7:30 p.m.

Location: Arranmore Pool House

Attending Board Members: Andrea Zalaznick Burdick (Vice President), Matt Lowry (President), Norris Perkins (Landscape and Irrigation Chair), and Gisela Walitzki (Secretary) - quorum present

Absent: Devin Barr, Michael Great, and Joe Taylor

Homeowners Present: Mark Walter, Sue Walter, and Mary Kay Wulff

Also Present: Noam Amir-Brownstein (AHOA Attorney) and Lawrence E. Sherris (Walters' Attorney)

Noam called the meeting to order at 7:30 p.m.

Hearing for Fine Violations

In compliance with governing documents and resolutions of the AHOA Mark and Sue Walter were granted 15 minutes to present testimony and evidence why fines should not be levied. Then Noam asked questions to clarify timeline, cost and contractor for the installation of the artificial turf.

Noam called to break into executive session at 7:54 p.m.

The board and their legal counsel broke out of executive session at 8:24 p.m.

Noam presented the findings:

- Artificial turf was installed on common property;
- The declaration requires submission of an application to the Architectural Committee before work is commenced;
- Common property is the Association's responsibility;
- Drainage on the tract in question is a problem;
- No plan was submitted,
- There had been previous communication with the Landscape Chair of the board, that artificial turf would not be approved; regardless an application needed to be submitted;
- Materiality of the change is irrespective in this situation;
- The board was required to seek legal counsel to deal with the enforcement of this issue;

Matt moved to waive all fines; to permit owners to remove turf within 60 days; once removed a new application can be submitted; pursuant to ORS 94.704 the fees incurred in enforcing this issue are solely the fault of the owners and will be assessed to their lot.

Andrea second, all in favor, the motion passed.

The meeting was adjourned at 8:26 p.m.

Respectfully submitted,
Gisela Walitzki, Secretary