



Arranmore Homeowners Association
Board Meeting December 19, 2018

Location: Arranmore Pool House

Attending Board Members: Andrea Zalaznick Burdick, Norris Perkins, Doug Stiles, Joe Taylor, and Gisela Walitzki (quorum present)

Absent: Devin Barr, Michael Great

Andrea called the meeting to order at 6:00 p.m.

President's Report:

Andrea reported our legal counsel for the artificial turf case hasn't received any files/information during discovery from opposing counsel. As long as our request isn't satisfied the board doesn't see any benefit in going into another mediation. If we receive requested documents we will re-consider.

Our counsel recommends surveying the property in question to have proof of property lines and common area. Norris made the motion to survey the property regarding those property lines, Doug second, all in favor.

Approval of Minutes:

Joe moved to approve the November 2018 minutes, Andrea second, all in favor.

Financial

Joe reported our accounts at US bank are now up to date with the recent board member names. There was also discussion about current the money markets, and if it makes sense if to invest our funds – the most important aspect would be that the account balance is insured by FDIC. Looking at different options there was not enough incentive to make any changes considering the additional time/effort of monitoring.

Invoices for the 2019 dues will get mailed mid of January.

Joe was in contact with Michael who had made copies and scans of irrigation maps for common areas. Joe would like to assess how much it would cost to exchange the aging common area sprinkler systems. Many of the underground pipes are running below personal driveways, common walkways and streets. If he had an estimate he would like to break it down into sections and budget replacement over several years for this aging infrastructure.

Landscape

Pat and Doug held a walk around: there are still issues with tree roots lifting/destroying sidewalks and they are brainstorming ideas. Doug had received numerous calls from neighbors that LandCare had blown leaves into backyards instead of removing them, and he had talked to many neighbors personally.

The Irrigation pump was removed and the well was inspected. There were no signs of debris and the filters were clean, so both were no reason for low water flow. Two well drilling companies were contacted and received a DVD of the video taken during this inspection and we are waiting for their responses and recommendations how to proceed.

Technology/Communications

Norris reported the Arranmore website will get transitioned in January and homeowners will receive a login to access all the information regarding meeting minutes and financials.

We are seeking candidates for the board for the election in April, and Norris drafted a text for the next newsletter, which will be published at the beginning of the year.

SAG (Social Activities Group):

Andrea reported we held a social on the first Wednesday of December and about 22 people participated. Several expressed their hope for the future remodeling of the pool house and having a bigger meeting room. We will leave Michael's draft plan for pool house remodeling on the front table here in the building so homeowners can comment on it.

The book group had 7 attendees this time and enjoyed a special holiday beverage.

SAG suggested yoga session at the pool house in the summer; we will see if there is a resident teaching yoga and interested to support this project.

New business:

Andrea asked if there is any other business. Joe made the motion to adjourn, Norris second, all in favor.

The meeting was adjourned at 6:38 p.m.

Respectfully submitted,
Gisela Walitzki