



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

**Arranmore Homeowners Association
Board of Directors Meeting
Monday, February 13, 2012 - 6:30 PM**

The regularly scheduled monthly meeting of the Arranmore Homeowners Association Board of Directors was held at the home of Harry Reeder.

Present: Kersten Broms, Candace Coleman, Jan Lindsay, Harry Reeder, and Ken Sumida.

Absent: Roberta Kennedy and Danielle Wissmiller.

Call to Order

The meeting was called to order by President Harry Reeder at 6:33 PM.

Opening Business

Changes to the January Board Meeting Minutes were requested. The minutes will be revised to clarify that the motion would advise affected homeowners that they would be responsible for the maintenance of recently installed drains on common property that benefit only affected homeowners properties. The corrected minutes will be sent to Board Members for approval by e-mail. The motion failed to pass.

Tualatin Valley Water District (TVWD) will not require the Arranmore Homeowners Association to install a backflow prevention device for our irrigation system unless the system is connected to the TVWD water supply.

A motion was made by Jan Lindsay and seconded by Candace Coleman to disconnect the AHA irrigation system from the TVWD. The motion passed unanimously.

Ken Sumida moved and Kersten Broms seconded a motion to place landscape projects costing over \$3,500 into the Reserve Study. The motion passed unanimously.

Harry Reeder reminded Board Members that they are to review and rewrite their job descriptions before the next Board Meeting in March. Revised job descriptions have been proposed for Landscape and Hospitality Chairs. Harry had no recommended changes for the President's job description.

Committee Reports

Hospitality/Membership Candace Coleman reported that Kevin and Darci Keljo have moved to a new address on Arranmore Way. Diane Brawn purchased Keljo's home and plans to move in during March. The Griswold family will move into the neighborhood in March.

Finance Invoices for annual dues were sent to homeowners on January 31. Some progress was noted in the collection of past dues owed through Vail Fotheringham, our attorneys.

Landscaping Plans are to renovate the Oleson Road berm in stages. Tree maintenance is planned for later this month.

Pool DeSantis Landscaping may perform the work of rebuilding the walkway into the pool house. This will include making the pool entrance accessible under the Americans With Disabilities Act (ADA) with an April/May target date for completion before pool opening.

Annual Meeting

The annual Homeowners Meeting date has been set for April 16 at Montclair Elementary School. Board members were asked to send bullet points to Dick Lindsay by the end of the month for use in preparing a PowerPoint presentation for the meeting.

Adjournment

The meeting was adjourned by President Harry Reeder at 7:33PM.

The next meeting will be held on Monday, March 12, time and location TBA. Roberta Kennedy will develop an agenda and determine the location.

Minutes submitted by:
Dick Lindsay, Secretary
Arranmore Homeowners Association