



Arranmore Homeowners Association
HOA Board Meeting
February 10, 2014

Attendees:

President: Harry Reeder, Board Member
Vice President: Garr Nielsen, Board Member
Architectural: Mike LaPorte, Board Member
Pool: Sue Kirkman, Board Member
Secretary: Traci Galbraith, Board Member
Finance: Norris Perkins, Board Member
Special Committee: Hans Walitzki, Committee Chair
Landscape: Ruth Robinson, Committee Member
Hospitality: Roberta Kennedy, Committee Chair
Homeowners: Giselle Walitzki, Ken Sumida

Harry Reeder called the meeting to order at 6:32.

President's Comments:

There were no homeowners signed up to speak at this month's Homeowners' Forum.

During the March Board Meeting there will be a discussion of the Special Committee report summarizing the pros and cons of using an outside management company to run Arranmore HOA.

Opening Business:

A motion was made to approve the Arranmore HOA Board Meeting minutes from January. The motion was approved unanimously.

Hospitality Committee:

Bobbie Kennedy updated the Board on the upcoming Arranmore Annual Meeting scheduled for April 21, 2014. Balloting for open Board Member positions will be mailed approximately March 17th, 35 days before the meeting.

Jan Lindsey will provide last year's Annual Meeting Notes, which will be posted in the auditorium and in the pool house. The meeting notes from the 2013 Annual Meeting will be approved at the beginning of the 2014 Annual Meeting.

Architectural Committee:

Mike LaPorte updated the Board on the topic of exiting Arranmore. Washington County met with Mike and provided a synopsis of a study of the Arranmore neighborhood entrance and exit area, conducted in 2006. The study found only three instances where two cars were trying to exit the neighborhood at the same time. As a result, the County confirmed it will not pursue making Arranmore a one lane exit onto Olsen Road. During the onsite visit, the Country noted there were reflectors on the curb leading out of the neighborhood, which will need to be removed.

The Arranmore signs located at the neighborhood entrance need to be replaced or refurbished. Rough estimates for new signs were reviewed. A motion was made to gather bids to refurbish the existing signs. The motion was seconded and passed unanimously.

The Architectural Committee is reviewing areas of asphalt that are torn and heaving. The Committee will pursue bids to repair. The Landscape and Architectural Committees will work together with an arborist to identify trees that are causing path problems.

Landscape Committee:

Ruth Robinson presented the Landscape Committee report in Pat's absence.

The Landscape Committee has reviewed comprehensive bids to upgrade the North and South Berms and the main entrance to Arranmore. The scope of the work included: Beautification, visual blockage of road traffic for homes that back up to the berm, low maintenance landscape and drought resistant plantings, and plan sequencing. The three bids received were not satisfactory to the committee. The Committee will break the project scope into parts, focusing on the North Berm as it has not been attended to for so long. A proposal to remove two trees and trim all remaining trees in this area was submitted to the Board, for a total cost of \$4,920. Ruth Robinson made a motion that the proceed with the proposal, and Sue Kirkman seconded the motion. The motion passed unanimously.

Pool Committee:

Sue Kirkman presented the Pool Committee's proposal for new Pool Guest Rules. The Board will review and vote to approve in the March Board Meeting.

The bid received for the new pool entrance system has expired. The Committee will reach out to the contractor and proceed with the fob entrance system, if the price remains unchanged from the original bid.

The Pool Committee will make an inquiry into the cost of solar heating the pool and report findings to the Board.

The meeting was adjourned at 7:24

Respectfully submitted,

Traci Galbraith
Secretary, Arranmore Home Owners' Association