



Arranmore Homeowners' Association
HOA Board Meeting
February 17, 2015

Board Members:

Present: Garr Nielsen, Sue Kirkman, Traci Galbraith, Mike LaPorte, Tony Leineweber, Roberta Kennedy

Guests: Hans Walitzki, Ken Sumida, Harry Reeder, Don Dubois

Quorum present? Yes

Proceedings:

- Meeting called to order at 6:32 p.m. by President, Garr Nielsen.
- The meeting minutes of the January 2015 Arranmore Homeowners' Association board of directors meeting were approved unanimously.

Homeowners' Forum:

A homeowner addressed the board regarding common pathways within Arranmore. The board was asked to address the root problem causing continual pathway decline and to also account for the cost of pathway repair over the course of several years as it related to the reserve study budgeted amount of \$46,000 back in 2011.

Landscape Committee report, provided by Bobbie Kennedy:

- Request for Quote the handling of Arranmore irrigation was sent to three companies. TruGreen was awarded the contract. Garr Nielsen will be the 1st contact for any issues.
- Sod will be removed along Arranmore Way, and replaced with bark nuggets in an effort to simplify mowing of common ground in that area. Sod near the pool was also removed and replaced with bark nuggets to simplify mowing, avoiding branches. Near Vineyard, an area of wet swamp-like condition is also targeted for future sod removal.
- True Green has submitted bids to limb trees on Oleson.
- #4 red pine was cut down.
- Complaints about dog manure left by dog owners in the yards of Arranmore homeowners' were received. As in the off-leash complaint recently received, the Washington County ordinance pertaining to dog laws governs the issue. However, a reminder for neighbors to be considerate and pick up after their dogs will be sent in the next newsletter.

- The landscape committee is looking for two new members.

Pool Committee report, provided by Sue Kirkman:

- The winter use of the pool and spa, for homeowners that contributed to the cost of operating, continues to go well. The cost of operating the spa continues to be fully covered by fees collected.
- New pool chlorinators were installed last week. New sand filter for the pool was also installed. (The old filters had leaked.) Analysis of the electricity usage confirms the cost has dropped from \$5/day to \$2/day due to the new variable pump which has been in place for some time. Included in the pool updates is a sense-and-dispense system that will measure the chlorine content level, and adjust dispensation of chlorine accordingly and automatically, fulfilling the Washington County requirement for testing every two hours. (One measurement per day, in person, is still required.)
- New management for the pool has been sought as a result of the pool employee giving his notice to quit. Aurora Technologies, a company owned by homeowner Hans Walitzki has offered a contract to maintain complete pool and spa services, providing a higher level of service than before, for a like cost. Sue Kirkman moved that Arranmore Homeowners' Association hire Aurora Technologies to manage the pool and spa for Arranmore HOA for the period April 2015 to April 2016, as outlined in the proposal. The motion was seconded and passed unanimously.
- The position of Pool Chairman, board member, is now open.

Architectural Committee report, provided by Mike LaPorte:

- 140 linear feet of new asphalt has been installed, cost \$3900.
- A motion was made to have the Arranmore Homeowners' Association's lawyers draft a letter requesting that a homeowner's cat fence be lowered below the wood fence height be drafted. The motion was seconded and passed with a vote of three in favor, and two opposed.
- A neighborhood fence that had been built above architectural standards has been lowered. Landscaping will be added to outside of fence.

Finance Committee report, provided by Tony Leineweber

- Sale of a neighborhood house in foreclosure was blocked when the owner filed bankruptcy.
- The year-end preliminary statements were reviewed. The Arranmore HOA budget is in a good state, on plan.
- The Profit and Loss by Fund statements were reviewed. It shows management of the HOA is on track to plan.

- The preliminary year-end Balance Sheet was reviewed. Unpaid homeowner association dues is carried forward as bad debt.
- A motion was made to make the Arranmore Homeowners' Association President, Vice President and Treasurer the authorized signers for the Arranmore Homeowners' Association bank accounts; and they are hereby authorized to open accounts for the Arranmore Homeowners' Association as needed. The motion was seconded and unanimously approved. As of this date the signers will be Garr Nielsen, president; Norris Perkins, vice president; Tony Leineweber, treasurer.

Open Business:

- Proposals for pool and pool house improvements were reviewed and discussed. The proposals were comparable, but differed in the staging of the work. It was decided to request a conceptual plan to present at the annual HOA meeting.
- A motion was made to accept the proposed amendment to the ccrs regarding language for signage as follows:

“Unless written approval is first obtained from the architectural committee, no sign of any kind shall be displayed to the public view on any Lot or structure, except one professional sign of not more than five feet square advertising the property for sale or rent or project signs used by remodelers or other contractors during the time period when improvements are being constructed on a Lot or structure. “

The motion was seconded and approved unanimously.

- The board meeting adjourned at 7:30pm.
- Minutes respectfully submitted by Secretary, Traci Galbraith