



Arranmore Homeowners Association  
HOA Board Meeting February 10, 2016

**Location:** Roberta Kennedy's house

**Attending Board Members:** Roberta Kennedy, Mike LaPorte, Tony Leineweber, Matt Lowry, Garr Nielsen (first part of meeting), Norris Perkins, Gisela Walitzki (quorum present)

**Matt Lowry called the meeting to order at 7:00 p.m.**

### **Approval of Minutes**

Tony made the motion to approve the December 2015 minutes, second: Bobbie, all in favor – the minutes were approved.

### **Pool**

Garr requested to replace the broken pool heater soon; this is an investment for many years. He made the motion that Apollo Pools & Spas LLC should install an ASME Commercial Grade heater (based on their quote from 10/16/15). Without establishing a practice he also recommended to ask Hans Walitzki to manage the project, because his extensive knowledge of the system and his familiarity with all pool equipment/installations. Cost for this project is \$3,675 plus the 10% management fee, the total is \$4,042.50 Second: Bobbie, Gisela abstained from voting, all other in favor

The pool committee will look into needed work for the fence around the pool, it needs power washing and staining, cost could be around \$2,500. Garr will get bids for the project.

Pool expenses for the winter season are on track; participating members of the winter season enjoy the spa/sauna.

### **Architectural**

Mike and the architectural committee will have the usual spring walk around. The group will also look at the mailbox posts – if the posts are not in good condition they need to be replaced by the individual homeowner. We will also mention this issue in the next newsletter.

### **Landscape**

Bobbie reported the contract for irrigation with LandCare was terminated end of December with Garr's permission. She moved to give LandCare the irrigation contract for 2016. The contract will be the same as 2015 contract. Second: Matt, all in favor.

Bobbie made a second motion to approve removal of eleven red pine trees and pruning of four pine trees located on the North apartment berm of Arranmore HOA as specified in the LandCare proposal of 01/29/16 for a fee of \$4,255. Second: Tony, all in favor. This area has no irrigation system, replanting would be an issue without water access.

The LC divided Arranmore in six zones; members have their assigned zone. Bobbie walked all of them with Benito from LandCare today – more attention needs to be given to maintaining the common beds.

The LC contacted four companies for RFP's for our landscape maintenance, and will conduct telephone interviews with three and ask each for three references. Work should include leaf removal in the fall, and the companies should have an irrigation/well specialist, and also have weather track capabilities.

The LC is searching for a small company that can provide a drop down view of houses showing the property lines. Another project for this year is re-landscaping the circle on St. John Place, the tree is leaning, and the committee will contact the homeowners around this circle and ask for input. Most of the circles in Arranmore have irrigation, but no automatic shut on/off; the committee plans to install battery-based timers to upgrade.

### **Finance**

Tony initiated the fund transfers based on the motion made in December 2015. Tony, Norris, Matt and Gisela finalized the new account opening with US Bank. Matt was added as a signer and Garr Nielsen was removed. Matt took the lead on being the assigned person for the online banking. Ken can no longer make online transfers; this means we do not need to extend our HOA insurance coverage for him as a contractor. This saves an estimated \$1,200 in additional insurance premiums.

The balance sheet for Dec 2014 to Dec 2015 shows a positive improvement of \$14,682. Cost for landscape and pool maintenance (pool installation upgrades were covered by the capital reserve fund) was substantially under budget.

Update on the house in foreclosure: The homeowner filed a brief at the State Court of Appeals.

Ruth will receive a hardcopy of the reserve study, it will show all line items are in the 70% coverage or higher, and it supports the recommendations for low-risk budgeting.

### **New Business**

Bobbie reports that Ruth received the review from Community Association Law Group for our HOA documents, she will go to their sponsored workshop in March.

### **Annual Meeting**

The date is set for April 26, 2016. We need candidates for the board; Garr, Mike and Norris will be finishing their terms. Proxies need to be mailed 30 days before the meeting

The meeting was adjourned 8:16 p.m.

Respectfully submitted,  
Gisela Walitzki, Secretary