



# ARRANMORE

HOMEOWNERS ASSOCIATION

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7185 S.W. CHAPEL LANE  
PORTLAND, OREGON 97223

## **Meeting Minutes**

The regularly scheduled monthly meeting of the Arranmore Homeowners Association Board of Directors was held at 6:30 PM on Monday, January 9, 2012 at the home of Harry Reeder.

**In Attendance:** Kersten Broms, Candace Coleman, Jan Lindsay, Harry Reeder, Ken Sumida, and Danielle Wissmiller. Attending as a guest was Ruth Robinson.

**Absent:** Roberta Kennedy

## **Call to Order**

The meeting was called to order by President Harry Reeder at 6:31 PM.

## **Opening Business**

Minutes of the December Board Meeting were unanimously approved.

A motion was made by Harry Reeder and seconded by Jan Lindsay to advise affected homeowners that they will be responsible for the maintenance of recently installed drains on common areas that benefit only these affected homeowner properties. After discussion the motion failed to pass with Jan Lindsay and Harry Reeder voting yes and Kersten Broms, Candace Coleman, and Ken Sumida voting no.

After consulting with Vail Fotheringham, they recommend that AHOA would be ill-advised to become involved in any dispute/discussion/resolution between homeowners and Tualatin Valley Water District (TVWD) regarding backflow prevention value installations to homeowner's systems. Discussion was also held on the advisability of disconnecting the Arranmore irrigation system from TVWD, our backup water supply, to save approximately \$7,000 installation for a backflow prevention device. It was decided that the Board members would consider this action and vote at the February meeting.

## **Committee Reports**

Hospitality Darin and Makiko Hoff have moved into Arranmore. Candace Coleman is working on a new neighborhood roster and solicited changes from Board Members.

Finance Statements for the collection of annual dues, dated January 31, 2012, have been printed and are ready to be sent to homeowners. We will end the year ending December 31, 2011 with approximately \$30,000 in surplus. The committee is discussing which CPA firm to use for the 2011 preparation of financial statements and tax returns.

Architecture Several homes in the neighborhood are undergoing remodeling work.

Landscape Work is underway on winter trimming and spreading bark dust. Plans are also in process for renovations to the Oleson Road berm and pool house landscaping.

Pool In process of obtaining bids for resurfacing the pathway in front of the pool house. The installation of an Americans with Disabilities Act (ADA compliant) handrails and ramps was discussed as an addition to this project.

Nominating Committee A nominating committee has been formed consisting of Roberta Kennedy, Danielle Wissmiller, and Ruth Robinson. Replacements will be required to fill two Board positions. An informational meeting will be held on February 22, 2012 at 7:00 PM at the home of Ruth Robinson.

## **New Business**

Annual Meeting Danielle Wissmiller will check with the Montclair School to see if their cafeteria is available on Monday, April 23.

Reserve Study Discussion was held regarding the inclusion of landscaping expenses in the Capital Reserve Study. Ruth Robinson will draft a letter for Harry Reeder's signature to Association Reserves to ask for clarification.

## **Adjournment**

The meeting was adjourned by President Harry Reeder at 8:03 PM.

Minutes submitted by:  
Dick Lindsay, Secretary  
Arranmore Homeowners Association

