



# ARRANMORE

HOMEOWNERS ASSOCIATION

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7185 S.W. CHAPEL LANE  
PORTLAND, OREGON 97223

## Public Session - 6:30 PM

**Present:** Pat Hagen, Roberta Kennedy, Sue Kirkman, Jan Lindsay, Harry Reeder, Ken Sumida, Gary White.

**Guests:** Hans and Gisela Walitzki

### Call to Order

The meeting was called to order by President Roberta Kennedy at 6:32 PM.

### I. Opening Business:

Minutes of the December 10, 2012 Board Meeting were unanimously approved as amended to read that approval of the November 2012 minutes was not unanimous.

**II. Nominating Committee:** Roberta Kennedy reported that Sharon Buck will chair a nominating committee to select candidates to fill three board positions. A newsletter article has been submitted to appeal to interested residents.

### III. Committee Reports:

**A) Pool:** Sue Kirkman reported that two candidates are being interviewed for pool and maintenance employees. The door as well as the door casing leading into the pool area are in need of repair or replacement before the pool opens for the 2013 season.

**B) Communication / Newsletter:** Jan Lindsay reported that the newsletter will be printed and delivered the week of January 14, 2013.

**C) Finance:** Ken Sumida reported that December Financial Reports have been distributed to all Board Members. Ken asked that all outstanding bills for 2012 be submitted to the treasurer in order to prepare records for annual review by our public accounts. Ken Sumida moved that we purchase an updated version of Quickbooks software as requested by our accountants. The motion was seconded by Gary White and passed unanimously.

**D) Irrigation:** Harry Reeder reported that Abel Irrigation is willing to renew our service contract on the same basis as last year. Harry has asked DeSantis for a comparative bid and will make a recommendation to the Board once received.

**E) Landscape:** Pat Hagen reported that trees over-hanging the Woodlake apartment parking structure have either been trimmed or removed. Terry Vancil has asked the landscape committee to look at trees behind his house.

Stump grinding will be ordered for previous tree removal earlier this year.

Proposed projects for 2013 include (1) renewal of the landscaping on the pool berm where several pine trees are infected with bark beetles, (2) renewal of the north berm along Oleson Road, and (3) addressing drainage issues behind 5 homes on Arranmore Way. DeSantis will be asked for suggestions on how to correct drainage problems on common areas and to submit bids for these projects.

The committee continues to look at a tree assessment and inventory program to help forecast needs and costs. They are also continuing to research other companies that provide this service in order to compile comparative bids.

**F) Architecture:** Roberta Kennedy reported that a homeowner on Arranmore Way has signed an agreement regarding the placement of his fence and is cleaning out the catch basin.

Construction of the new home on Arranmore Way is going well and the contractor is properly maintaining the site.

A measuring wheel has been purchased and is available for use by homeowners to determine property lines.

With no further business, the meeting was adjourned at 7:41 PM by President Roberta Kennedy. No meeting date was scheduled for February.

Respectfully submitted,  
Dick Lindsay