



Arranmore Homeowners Association
HOA Board Meeting
January 13, 2014

Attendees:

President: Harry Reeder, Board Member
Landscape: Pat Hagen, Board Member
Architectural: Mike LaPorte, Board Member
Pool: Sue Kirkman, Board Member
Secretary: Traci Galbraith, Board Member
Finance: Norris Perkins, Board Member
Treasurer: Tony Leineweber
Special Committee: Hans Walitzki
Homeowner: Giselle Walitzki

Harry Reeder called the meeting to order at 6:33.

President's Comments:

There were no homeowners signed up to speak at this month's Homeowners' Forum. However, it was noted that at the February Board of Director's Meeting, a homeowner from an adjacent neighborhood will raise the issue of planting trees along the OES boundary to reduce the campus' light that is impacting homes.

There were two measures voted for by mail in December. One measure, to award the Landscaping contract to TruGreen, was passed unanimously. The other measure regarding French Drains did not pass.

Opening Business:

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

Reserve Study Update:

Ruth Robinson provided those present with the Reserve Study Update. After a careful review of last year's Reserve Study conducted by an engineer after an on-site visit, it was decided that the Reserve Study Committee would move forward with an assumption that last year's information remains the same with the following exceptions: drainage; swim pool entry system; pool stripping, caulking and water rebalancing were added. The recommendations for pathway and sidewalk paving and repair will be further investigated and will include lifecycle estimates going forward.

In order to maintain a fully funded Capital Reserve Fund, Mike LaPorte made a motion to approve the Reserve Fund assessment of \$150/homeowner. Sue Kirkman seconded the motion.

and it was passed unanimously. The annual association assessment due this coming March 1st remains the same as 2013. It consists of \$1,163 to support the association's Operating Fund Budget, plus \$150 contributed to the Capital Reserve Fund for a total of \$1,313.

Special Committee Update:

Hans Walitzky, chairing a committee of seven charged with investigating the pros and cons of hiring an outside company to manage the Arranmore H.O.A., updated the Board on the range of services offered and the cost.

Hospitality Committee:

A motion was made to establish an Annual Meeting Committee, to be chaired by Bobbie Kennedy. Mike LaPorte seconded the motion and the motion passed unanimously.

Architectural Committee:

A homeowner put on a new roof which adheres to the guidelines of the Arranmore H.O.A.

Landscape Committee:

A review of the plan to replace existing French drains, and the addition of new drains, which will alleviate eroding issues found in the common area near properties 6990, 6970, 6952, 6940, and 6936 was conducted. The Arranmore HOA has a legal obligation to maintain existing French drains. Pat Hagen made a motion to replace/add 287 linear feet as identified on the attached plot map. Mike LaPorte seconded the motion and the motion passed, with a vote of three to two.

The TruGreen contract was presented, approved and signed.

Treasurer's Report:

A motion was made by the Board to give the Tone Leineweber, Treasurer, signing authority for the AHOA Bank Accounts. The motion was seconded and passed unanimously. Bank signature cards were also updated at the end of the meeting, reflecting this change.

Financials were presented and discussed. Latest year-ending 2013 figures are not significantly different to 2012. The financials will be forward to the accountant for an audit, and then be presented at the Annual Meeting.

After review, Pat Hagen made a motion to approve the 2014 Annual Operating Budget and the 2014 Capital Reserve Fund Budget. The motion was seconded by Traci Galbraith, and approved unanimously.

The meeting was adjourned at 8:26

Respectfully submitted,

Traci Galbraith
Secretary, Arranmore Home Owners Association