



Arranmore Homeowners' Association
HOA Board Meeting
January 13, 2015

Board Members:

Present: Garr Nielsen, Sue Kirkman, Traci Galbraith, Norris Perkins, Mike LaPorte, Tony Leineweber

Guests: Hans Walitzki

Quorum present? Yes

Proceedings:

- Meeting called to order at 6:32 p.m. by President, Garr Nielsen.
- The meeting minutes of the December 2014 Arranmore Homeowners' Association board of directors meeting were approved unanimously.

Homeowners' Forum:

Issues of concern raised by a homeowner at the December 9, 2014 Arranmore Homeowners' Association Board meeting were addressed.

The complaint of non-compliant fencing and privacy screens was addressed, and the board confirms there were no changes made to architectural requirements. However the topic of the high privacy screen, located at the end of Arranmore Way, was revisited. The privacy screen had been built without submission of a design plan for approval to the architectural committee. As the privacy screen had already been built the board agreed to check with the surrounding neighbors to see if there were any complaints. As there were none, there were no further actions taken. Non-compliant fencing was addressed during the Architectural Committee report.

In regards to the complaint about non-compliant signage - i.e. construction signs: The board did not view project signs as adverse, that they were an indication of people improving their properties and the CC&R will be revised to allow temporary signage.

The request for the board to authorize a neighborhood friendly and comprehensive dog and/or off-leash rules was denied. The Arranmore Homeowners' Association board of directors agreed unanimously that the Washington County law sufficiently covers off-leash dog handling, and a reminder of the law will be added to the next neighborhood newsletter.

Architectural Committee report, provided by Mike LaPorte:

- More examples of fencing, built higher than Arranmore Architectural standards allow, and not matching approved design plans, were presented to the board. Washington County confirms fence height is measured from the ground. In the example of fencing not matching submitted and approved plans, the homeowner will be requested to bring it into compliance.
- In regards to cat fencing visible over the top of wood fencing, the homeowners will be asked to submit a plan for approval.
- It was recommended that the architectural committee invite neighborhood input on the topic of fencing and architectural standards.

Landscape Committee report, provided by Bobbie Kennedy:

- The Landscape Committee is looking for a replacement for irrigation handling, as Bill Bennington will be leaving the role.
- Near the pool, emergency tree trimming was performed.

Pool Committee report, provided by Sue Kirkman:

There are thirteen Arranmore homeowners that paid \$150/each for use of the pool and spa during the “off-season”. The expense of operating the pool during the past month was approximately \$340, which was wholly covered by the payments received.

Finance Committee report, provided by Tony Leineweber

- The Reserve Study update was returned, and it was confirmed that Arranmore Homeowners’ Association planning is on track.
 - There is a property in the neighborhood now in foreclosure and sale is scheduled for February 10th.
 - The year-end financials are in process of compilation.
- The board meeting adjourned at 7:30pm.
 - Minutes respectfully submitted by Secretary, Traci Galbraith