



ARRANMORE

HOMEOWNERS ASSOCIATION

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, July 11 at the home of Harry Reeder.

In Attendance: Kersten Broms, Candace Coleman, Jan Lindsay, Harry Reeder, and Ken Sumida.

Absent: Roberta Kennedy, Danielle Wissmiller

Call to Order

The meeting was called to order by President Harry Reeder at 6:35 PM.

Approval of Meeting Minutes

A motion was made by Kersten Broms and seconded by Candace Coleman to approve the June 13 board meeting minutes was passed unanimously.

Old Business

Kersten Broms reported that legal advice may be required regarding the Board's responsibilities for rain water that flows from common areas onto homeowner properties. The Landscape Committee expects to have more specific suggestions to present at the August Board Meeting.

Committee Reports

Hospitality - Candace Coleman reported that new residents are moving into the Cade's former home.

The Board discussed the desirability of placing all governing documents, including the CC&R's, By-Laws, and Resolutions on the website for access by new and current residents. Jan Lindsay was asked to draft a plan to include the website as a part of the Communication Committee's responsibilities and Joe Schoen will be asked to work together with Jan to accomplish this task.

The pool social will be held in mid-September.

Finance - Ken Sumida reported that the 2012 Budget and the annual Capital Reserve Study will begin in September or October and committee chairmen will be asked to submit information to complete this work.

Ken noted that expenses for remodeling the pool house exceeded the amount budgeted. Ken Sumida moved to revise the 2011 Capital Expense Budget for pool house remodeling to \$26,000. The motion was seconded by Kersten Broms and it passed unanimously.

Landscape - Kersten Broms reported that there re 4 to 6 trees located on common areas that are in need or removal. One of the trees has been requested to be removed by a homeowner. Following a brief discussion it was agreed that a homeowner's request to remove a tree should be approved by the Board. Kersten will e-mail information to board members regarding the current homeowner request for the Board to consider.

The Landscape Committee's walk through the neighborhood went well with most homeowners responding positively to suggestions for improving their yards.

Irrigation - Harry Reeder reported that there major breaks in the irrigation line during work on a homeowner's irrigation system. Harry will develop a list of 5 people who will be capable of responding to a future catastrophic break in an irrigation line. Their names and addresses will be listed on the website.

It was noted that Ruth Robinson continues to devote her time and talents to attending to common area flowers and plantings. The board thanks Ruth for her efforts in keeping our neighborhood beautiful.

Next Meeting

The next meeting will be held on Monday, August 8. It will be held at the home of Candace Coleman, on 6453 SW Chelsea Place.

Adjournment

The meeting was adjourned at 7:28 by President Harry Reeder.

Minutes submitted by:

Dick Lindsay, Secretary
Arranmore Homeowners Association