



Arranmore Homeowners Association  
HOA Board Meeting  
July 8, 2013

**Attendees:**

President: Harry Reeder  
Treasurer: TBD, Norris Perkins representing  
Landscape: Pat Hagen  
Recreation/Pool: Sue Kirkman  
Architectural: Mike LaPorte  
Communications: Joe Schoen  
Homeowners: Hans and Giselle Walitsky  
Homeowners: Duane and Maxine McComas

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

**President's Comments:**

Tom McGar resigned as a Board member and a replacement for Norris as treasurer is needed.

Bill Bennington assumed responsibility for Irrigation as of July 1. Pat Hagen was asked to include Bill's irrigation report with her Landscaping report.

Two dogs off leash were reported and the issue will be addressed in the next AHOA E-Blast.

**Opening Business:**

There was a discussion about having a time for homeowners to address issues at Board Meetings. It was suggested a time limitation for presenting and discussing issues should be set and that the issues should be submitted for consideration prior to the Board Meeting. It was requested Sue Kirkman put together a proposal to be voted on at the next Board meeting (August 12).

At the request of a homeowner, Washington County set up a temporary speed monitor on the South side of Arranmore Way. Concerns about speeding will be addressed with a reminder in the next E-Blast.

Harry pointed out that there is a mere eleven second difference from front to back of neighborhood driving 25 vs. 35 mph. Speeders should be reported to the President instead of contacting the offender in person.

Mike Laporte reports that Washington County has looked into the exiting Arranmore issue and determined the exit lane set-up is legal, and there are no plans by Washington County to address the matter further. Three opinions for solution were suggested:

Create two separate lanes to exit – like the parking lot of Thriftway

Allow only one car exiting at a time – post signs to inform (AHOA absorb cost)

Leave the exit unchanged – and patiently wait if your view is blocked by another car  
It was unclear if Washington County will allow AHOA to make any changes to the exit.

### **Committee Reports:**

**Pool – Sue Kirkman:** The pool has been very busy this season. Random monitoring of pool guests is taking place in an effort to id those using the pool do not belong according to the AHOA rules. Several people at the pool were there in violation: not with homeowner for example. Sue is finalizing a Notice of Violation letter to be sent to applicable homeowners. Sue made a motion to proceed with revising the Pool Rules, and the motion was passed.

**Communications:** Joe Schoen reports the new E-Blasts have been positively received. Any negative quips were not related to communications, but to separate topics.

**Finance – Norris Perkins:** If anyone needs to reference the yearly budget, please contact Ken Sumida.

**Irrigation – Harry Reeder:** Harry reported several minor leaks reported, and had been fixed.

**Architectural - Mike LaPorte:** Bids to fix the sidewalk, where panels are sunk near the new house at Arranmore Way and Midmar, are due soon. Some miscellaneous sidewalk patches will also be addressed. Sidewalk maintenance is the responsibility of the AHOA, according to Bobby Kennedy. Mike reported that Eastside Paving has been consistently used by AHOA, as they are lower bidder. It was noted that multiple bids should always be solicited for AHOA projects.

The Architectural Committee has some proposed updates to the AHOA guidelines, and will e-mail AHOA proposed guideline revisions to the Board.

**Landscape Committee – Pat Hagen:** Pat reports there are a number of homeowners in the neighborhood who have stepped up to take over projects.

The Arranmore tree policy, written in 1998, has been distributed to the committee for review. The Landscape Committee is soliciting bids from an Arborist to assist in preparing a 30 year tree plan.

There was discussion about the legal obligation of AHOA to maintain drainage systems. Beaverton Law Group, in 2011, confirmed AHOA is responsible for maintaining drainage systems previously installed by AHOA. Ken is looking for creative solutions to drainage problems.

- A report from a soil engineer will be reviewed at the next Landscape Committee meeting. The committee will also review the removal of arborvitae behind 6999 SW Arranmore Way and make a recommendation to the Board next month.

Several homeowners have planted in the common areas of Arranmore. Harry asked Pat to review the planting to ensure common areas are not being further encroached upon in the future and that the areas that have been encroached upon in the past are cared for properly. He also ask that where homeowners have assumed responsibility for planting on common areas a contract is signed by AHOA and the homeowner that states the homeowner will care for the plantings according to the AHOA Tree Policy.

**Upcoming Events:**

August 12<sup>th</sup> – AHOA Board Meeting at 7079 SW Arranmore Way beginning at 6:30PM

Meeting adjourned at 7:12.