



Arranmore Homeowners' Association  
HOA Board Meeting  
July 14, 2014

**Board Members:**

*Present:* Garr Nielsen, Roberta Kennedy, Sue Kirkman, Traci Galbraith

*Absent:* Mike LaPorte, Tony Leineweber, Norris Perkins

Quorum present? Yes

*Others Present:*

Homeowners: Hans and Giselle Walitzke

Finance Committee: Ken Sumida

Reserve Study Chair: Ruth Robinson

**Proceedings:**

- Meeting called to order at 6:33 p.m. by President, Garr Nielsen.
- Last month's meeting minutes were approved.

*Homeowners' Forum:*

The Walitskis addressed the board about a tree on their property that was trimmed without consent. The tree trimming was done by a neighbor in response to a landscape committee review and recommendation. The landscape committee will arrange for new plants to replace the privacy lost when the property lines are defined. The tree trimming cost will be reimbursed. The landscape committee will revisit how landscape committee reviews are conducted and adjust procedures as needed.

*Architectural Committee report, provided by Bobbie Kennedy:*

- The architectural committee chair is working with properties that did not come into compliance with the recent architectural review.
- Quotes to grind down area of sidewalk and pathway that have risen are being sought.

*Landscape Committee report, provided by Bobbie Kennedy:*

- Sod was removed from areas causing mowing issues. The areas have had weed barrier and bark dust laid.
- A 6.5 months review of TruGreen will take place at the next landscape committee. Questions and issues will be addressed.
- The irrigation system is running smoothly, thanks to Bill Bennington.
- One more load of bark dust will be applied, after it cools down.
- The committee will investigate an electronic evaluation format for their future annual walk-throughs.

*Finance Committee report, provided by Ken Sumida:*

- Most of the expenses to date are related to landscaping and discretionary costs.
- The finance committee will investigate investing Arranmore homeowners' association cash on hand.

*Pool Committee report, provided by Sue Kirkman:*

- On July 7, 2014 the Washington Co Health Dept. conducted an inspection and found two violations: chlorinators for the pool and a release valve for the spa were not working. The necessary repairs were made.
- It was requested that Arranmore Homeowners' Association increase the number of chlorine tests conducted per day to four from two. Committee members will perform the additional testing at this time.
- A motion was made to form an HOA Pool Task Force to assess the overall need of the pool house for repairs, remodeling, modernization and that the members are appointed by Garr Nielsen. The motion was seconded and approved unanimously.

*Other business:*

- A motion was to elect Ruth Robinson as the Reserve Study Chair. The motion was seconded and approved unanimously. Ruth accepted the position.
  - Committee chairs are asked to begin preparations for their 2015 budgets. The initial budget proposal for expenses and capital will be reviewed at the August 12, 2014 board meeting.
  - The neighborhood garage sale is scheduled for August 8-9. The event will be advertised in the Oregonian, local paper and Craig's list.
  - The pool party is scheduled for September 7.
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- The board meeting adjourned at 7:32pm.
  - Minutes submitted by Secretary, Traci Galbraith