



Arranmore Homeowners Association
Board Meeting July 13, 2016

Location: Roberta Kennedy's residence

Attending Board Members: Devin Barr, Roberta Kennedy, Matthew Lowry, and Gisela Walitzki (quorum present)

Absent: Andrea Burdick, Renata Lanari, and Tony Leineweber

Also present: Ken Sumida

Matt Lowry called the meeting to order at 7:03 p.m.

Approval of Meeting Minutes

Bobbie moved to approve the meeting minutes for the 6/8/16 meeting, Devin second, all in favor.

Financial

Ken Sumida reported for Tony: In September we will have the reserve study prepared. No unusual expenses in the first half of the year.

Pool:

Devin reported that Hans provided actual costs for the 2015/16 winter season – participants will receive a \$55.58 refund each, the whole season was great.

Devin and Hans talked about some additional work for power washing the deck. Devin recommends Hans as official contractor who carries insurance. His bid was \$450 for the project, including cleaning the top of the rock beds between ivy and deck. Sealing the concrete deck's surface needs some further discussion with the pool committee. Hans also offered gutter cleaning at the usual LVS fees and estimates two work hours for this project.

Devin and Hans discussed LED lights for the pool building – PGE was put in contact with Hans to talk about all current PGE incentives. He will also compare to online offers to have some additional clarity about possible costs.

The spa heater malfunctioned recently but was already repaired.

The pool wood fence is up for power washing and staining. LVS' estimate was 30 % below capital fund budget – the pool committee needs to discuss this project. Hans offered a test run for a specified batch for a \$300 flat fee to be able to give a more accurate bid.

The pool committee also needs to set a date for the annual neighborhood party at the pool house. Usually it is set for second or third weekend in September. Devin will send an e-mail.

Architectural

Bobbie reported with notes from Rena: The annual neighborhood walk is completed, homeowners received their notes.

A homeowner requested the approval for installation of solar panels and the ARC would like the board to discuss the plans. We will request a mock up plan that shows how the installed system will look like.

The house on the corner on Arranmore Way is already in construction for several months. The ARC guidelines request one year for the completion of the work, after issuance of the necessary building permit. A homeowner had questions about visible porta potties at construction sites – we will look into official sanitation regulations and our HOA guidelines and also check with Rena.

Landscape

Bobbie did the regular walk around with Benito from LandCare – many irrigation adjustments were made, also three trees have been removed, and we have a plethora of wood chips from trunk grinding.

The Arranmore entrance island will have some more work done: the brown grass gets replaced with some bright colored plants.

Motion:

All board members had already received the 2017 landscape contract with LandCare for review, the increase in cost is close to 4% annually. Matt made the motion to accept this contract, Bobbie second, all in favor.

Irrigation

Bobbie received a report from Hans regarding extensive well water use. To draft a plan to regress the use of water she will meet tomorrow with Benito from LandCare to take care of various problems.

Perimeter Fence to OES and SPARC

Matt will send an email update to all signers of the letter – the issue is tabled until the next board meeting in September when we have all members in attendance.

Next board meeting: Wednesday, September 14, 2016 @ 7:00 p.m.

The meeting was adjourned 7:50 p.m.

Respectfully submitted,

Gisela Walitzki, Secretary