



Arranmore Homeowners Association
Board Meeting July 18, 2018

Location: Arranmore Pool House

Attending Board Members: Andrea Zalaznick Burdick, Norris Perkins, Doug Stiles, Joe Taylor, and Gisela Walitzki (quorum present)

Absent: Devin Barr, Michael Great,

Homeowners present: Roberta Kennedy, Garr Nielsen

Andrea Zalaznick Burdick called the meeting to order at 7:00 p.m.

Approval of June Minutes:

Norris moved to approve the June 27, 2018 minutes, Joe second, all in favor.

President's report:

Andrea and Norris are still waiting for the break down from LandCare for the exact cost for capping the irrigation line of zone No 7 near the driveway of Lot 74. We should be able to estimate costs using the man-hours tracked by the homeowner. Andrea and Gisela extensively searched old minutes and newsletters and did not find evidence that Arranmore authorized work on this driveway. The County decided it could be left as it is. The homeowners have acknowledged to the County that they are liable if any accident results from non-compliant paving.

Regarding the requested update to the ARC approval notice Michael will draft a text, and Andrea will pass it by a pro bono homeowner attorney – and may display it on the website and include it on the ARC form.

In another case regarding the installation of artificial lawn on common area in front of Lot 67 the homeowners' new lawyer has threatened legal actions against the HOA. Our lawyer drafted a response and clarified our position, our insurance has been notified.

Vial Fotheringham is ongoing securing our claims for the house on Lot 19 in foreclosure.

Financial

Joe reported the planting of the circle at Chapel Ct. is finished and expenses are within budget. It looks great and the upgraded sprinkler system works well.

Landscape

Norris reported the irrigation system has an aging infrastructure; some necessary expenses including the new well pump had been expected and were covered by the capital budget. We need to decide how to increase the well replenishing rate and are waiting for some bids for possible cleaning work.

Andrea noted that those expenses from the capital budget draw down on possible funds for

the planning of remodeling the pool house.

Technology Committee:

Doug chairs the committee and will meet with Matt L. Gisela volunteered to participate and Joe B. could also help. Doug will draft an e-blast to ask for more participants with technology expertise.

Social Activities Group:

The first Annual 4th of July Parade was a great success of the Social Activities Group: We had 78 participants, including many kids. Many dogs also joined.

The next newsletter should go out soon, please submit your updates.

We need to set a date for the annual neighborhood get together at the pool (usually end of September) and the planning committee needs to decide on food and drinks.

New business:

We need a phone number for the HOA that gives the option to leave recorded messages as an online voice-mail; the Technology Committee should look into this. The phone line at the pool could be used as main voice mail phone number for the HOA at no extra cost.

Concerns/questions from guests:

Garr Nielsen raised an issue regarding overnight-parked cars on Chelsea Place, originating from the house Lot 19. A large number of different vehicles, up to 8 at the same time are parked regularly on the street and also in the circle, many have out of state plates. The cars block the circle and mailboxes and are sometimes parked for 3-4 days without moving.

Andrea will draft a letter and remind the homeowners of the Washington County and also Arranmore parking regulations. All cars of homeowners and their overnight visitors need to be parked in homeowners' garages or driveways. Parking regulations will also be reiterated in the next newsletter.

Bobbie mentioned some plants on common area have died; the irrigation did not have enough pressure for watering them. Most common area islands have individual irrigation timers, but not the first island on Midmar.

Andrea asked if there is any more business, Joe moved to adjourn, Norris second. The meeting was adjourned at 7:48 p.m.

Respectfully submitted,

Gisela Walitzki
Secretary