



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Meeting Minutes

The regularly scheduled meeting of the Arranmore Homeowners Association Board of Directors was held at 6:30 PM on Monday, June 13, 2010 at the home of Roberta Kennedy.

In Attendance: Kersten Broms, Candace Coleman, Roberta Kennedy, Harry Reeder, Ken Sumida, and Danielle Wissmiller.

Absent: Jan Lindsay

Call to Order

The meeting was called to order by president Harry Reeder at 6:33 PM.

Opening Business

A motion was made by Candace Coleman and seconded by Kersten Broms to approve the minutes of the May 9 Board Meeting. The motion was passed unanimously.

It was noted that a number of car break-ins have been reported in the neighborhood. Notification of these break-ins was posted on the Arranmore website. In addition to the website notice, Jan Lindsay will be asked to include an article in the next Arranmore newsletter.

Unfinished Business

Kersten Broms reported that a number of problems are contributing to drainage issues. Roberta Kennedy will draft a letter to the homeowner, for Board approval, asking him to reroute water from his roof gutter downspout into the street as required by the Architectural Guidelines rather than into the common area.

Following discussion of drainage issues it was agreed that Kersten Broms will draft an action item to address the Board's responsibilities regarding drainage from common areas onto homeowners' properties for consideration at the next Board Meeting.

There was general discussion on the enforcement of Architectural Guidelines. Vail Fotheringham attorneys have suggested a legal notice sent by an attorney, the application of fines until compliance is met, removal of privileges, and documentation of correspondence.

Also discussed was the need to review and revision of governing documents. Consensus was expressed that there was little interest among homeowners and approval would be difficult to obtain.

Committee Reports

Finance - Ken Sumida reported that the May financial statements were sent to all Board Members. He is also considering the adequacy of our Officers and Directors liability insurance and our Fidelity Bond.

Pool - Danielle Wissmiller reported that there have been several positive comments about the pool house changing room remodels.

Architectural - Roberta Kennedy reported that 16 letters have been sent to homeowners; mostly referring to moss and grime on driveways.

Landscape - Kersten Broms reported that the aeration and fertilizing has been completed for most of the neighborhood and barkdust will be applied on June 21. The committee is currently doing their annual audit of residential yards and will follow up with letters to those whose yards need attention.

Irrigation - Harry Reeder reported that DeSantis will be used to adjust sprinklers as required.

Next Meeting

The next meeting will be held on Monday, July 11 at Harry Reeder's home.

Adjournment

The meeting was adjourned at 8:09pm by Harry Reeder.

Minutes submitted by:

Dick Lindsay, Secretary
Arranmore Homeowners Association