



# ARRANMORE

HOMEOWNERS ASSOCIATION

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7185 S.W. CHAPEL LANE  
PORTLAND, OREGON 97223

## **Arranmore Homeowners Association Board of Directors Meeting Board of Directors Meeting, June 12, 2012 – 6:30 PM**

Location: Roberta Kennedy's home.

*Present:* Roberta Kennedy, President; Ken Sumida, Treasurer; Kersten Broms, Landscape Committee; Jan Lindsay, Communications/Newsletter; Sue Kirkman, Pool; Gary White, Secretary.

*Absent:* Harry Reeder, Vice President.

*Homeowner guests:* Duane & Maxine McComas; Dick Lindsay; Hans & Gisela Walitzki

Call to order: Meeting called to order by President, Roberta Kennedy at 6:35 PM

Minutes of the May Board Meeting were approved.

### **Opening Business**

Roberta Kennedy presented and discussion followed regarding the need for updating CC&R's and Bylaws. Ken Sumida moved that a committee be formed for the purpose of updating these documents. Once formed, a mission statement will be written and objectives defined. Kersten Broms seconded; motion passed.

### **Architectural Committee - Roberta Kennedy**

- Committee members have been evaluating house exteriors and delivering one-page reports to homeowners.
- Discussion was held regarding the Neighborhood Watch Program. Since the program is no longer active, Roberta Kennedy moved that the Neighborhood Watch signs be removed. Sue Kirkman seconded; motion passed.

### **Communications/Newsletter - Jan Lindsay**

- Jan Lindsay reported the next newsletter will be distributed July 15. Board members were urged to send committee information by July 9.
- The annual Garage Sale will be held Sat. August 11, 9:00 am to 3:00 pm and Sunday, August 12, 10 am to 3:00 pm.
- The Pool Party date is Sept. 15. Chairman, Mary McGar, has had to resign. The committee is in need of a chairman.

### **Finance Committee - Ken Sumida**

- Ken Sumida led discussion regarding the need to resolve Reserve Study questions.

- All annual dues assessments are not current. Two accounts are seriously past due. A partial settlement has been arranged with the new owner for one account. Vial Fotheringham, AHOA legal counsel, is working with the other account with an outstanding balance.
- Insurance Bond. The insurance company will issue a bond in the amount of \$249,000 to cover all board members. Extended negotiations were held with the insurer concerning requirements related to the bond. Internal controls related to Arranmore finances are important to the issuance of the bond.
- Discussion was held regarding a schedule of fines for exterior maintenance problems. Roberta Kennedy moved that fines be increased. Kersten Broms seconded the motion. Motion passed.

#### **Hospitality Committee - Gary White**

- Dorene Fehnel is the new Garage Sale Chair.
- Jan Lindsay has a template for the Garage Sale flyer if needed.
- Gary White will arrange a meeting with Candace Coleman and Dorene Fehnel for the purpose of sign planning and other marketing ideas for the sale.

#### **Landscaping Committee – Kersten Broms**

- Fertilizing is now underway.
- The Landscape Committee is evaluating a large tree at the end of Vineyard Court. In the case of tree removal, board approval is required.
- Pathways. The committee is researching possible new surface materials for pathways.

#### **Pool Committee - Sue Kirkman**

- Sue Kirkman has a list of all homeowner pool codes; contact Sue if you have forgotten your code.
- Many good reports have been received regarding the new pool employee, Shane Rollinson.

Meeting Adjourned, 8:15pm

Next Board Meeting moved to Monday, July 30, 2012.

Gary White, Secretary