



**Arranmore Homeowners Association
HOA Board Meeting June 10, 2015**

Held at the home of Roberta Kennedy, 7165 SW Arranmore Way

Call to order @ 6:30 pm by Matthew Lowry, President

Present: Matthew Lowry, Tony Leineweber, Michael LaPorte, Garr Nielsen, Roberta Kennedy

Absent: Norris Perkins, Gisela Walitzki

Guests: None

New Business: Motion made to approve Minutes of May BOD meeting. Seconded by Garr Nielsen. Motion carried unanimously.

Committee Reports

Pool and Recreation Center – Garr Nielsen, Committee Chair. Hans Walitzki and committee recommend resurfacing of existing concrete. Several sites/addresses of resurfaced areas have been provided to visit.

The replacement of the existing concrete expansion joints is almost complete. The committee recommends postponing replacing the spa for a new in-ground and rather concentrate on refurbishing the pool house. Tentative plans for that may include moving the existing sauna and remodeling bathroom facilities.

Adult swim. Discussion ensued regarding the adult swim time from 6-7p.m. The board felt that the adults continue to use the longer side of the pool for lap swimming, and at the same time allow the children/parents to use the smaller and shallower part of the pool from 6-7 p.m. The new printed pool rules will be pasted over to reflect the change. Garr Nielsen will send out an email regarding the change.

The new salt pool has been received very well.

Finance – Tony Leineweber, Chairman.
Discussion regarding assessment collections.

Presentation of legal information received from Vial Fotheringham regarding “buildable” lots. References included existing CC&R’s. Discussion followed. Motion presented by Garr Nielsen: Upon the sale of Lots #55,56, the new owners will be assessed for HOA dues on Lot #56 (presently not assessed). Seconded by Matthew Lowry. Motion carried unanimously.

Insurance contract and fidelity bonding have been renewed. No cost increases.

Discussion of winter pool use. Hans Walitzki has prepared a chart of utility costs and homeowner contributions. Request for Hans to finalize the costing. Program seems to have been successful. Discussion about repeating the program.

Architectural Review Committee – Michael LaPorte, Chairman

The ARC completed the annual review. Presently awaiting follow-ups. Charlie Woods and Erik Broms are new members of the committee.

Landscape Committee – Roberta Kennedy, Chair

Annual evaluations in the process of completion.

Bids are being received for removal of three trees, two of which are dead. Motion made by Roberta Kennedy: The Landscape Committee recommends removal of tree #11 (red pine, north berm of pool). Seconded by Michael LaPorte. Motion carried unanimously.

Members of the LC had a landscape walk-thru with TruGreen. Attention was given to the condition of the two spruce trees within the pool fenced area and irrigation to the ivy. Continued discussion of the south berm on Oleson Road and the need to cut back the catoniaster. Some irrigation issues noted.

Irrigation – Garr Nielsen, Liaison

The start-up and general maintenance of the HOA irrigation system by TruGreen has been favorable. The remote control ability has been beneficial. The Weather Trac system required some reprogramming. Presently TruGreen is working to repair a broken pipe and irrigation head coverage on the west side of Lots #24, 25, 26, 27.

Recommendation by Matthew Lowery: To consider updating our website to include password protection. Also, begin to develop an archival plan for HOA documents for the past and future. Presently, Ken Sumida maintains all financial records (and backup) on the HOA computer. Discussion.

Meeting adjourned at 7:56 pm

Minutes recorded and submitted by Roberta Kennedy