



Arranmore Homeowners Association
Board Meeting June 8, 2016

Location: Roberta Kennedy's residence

Attending Board Members: Devin Barr, Andrea Burdick, Roberta Kennedy, Renata Lanari, Tony Leineweber, Matthew Lowry, and Gisela Walitzki (quorum present)

Also present: Ruth Robinson

Matt Lowry called the meeting to order at 7:00 p.m.

Approval of Meeting Minutes

Matt moved to approve the meeting minutes for the 5/11/16 meeting, Roberta second, all in favor.

Financial

Tony reported three parties including the owners in foreclosure have delinquent accounts, interest is being charged. Regarding incoming utility bills Devin had requested a change in process. Committee chairs will now receive a scan of bills for approval, while the originals will now instantly get filed with the financial records. Tony will sign checks for payment when bills are approved.

Reserve Study:

Ruth will train Boris Mandich, the new member on the Finance Committee. The reserve study has been handled using a do-it-yourself computer program. It is used to help decide on the amount for the annual assessment. Every five or more years we engage a certified company to take a look at it to receive an independent opinion.

To plan next year's budget and be able to decide on annual assessment, committee chairs need to submit their planned/estimated expenses by September so Tony can create the budget.

Landscape

LandCare has submitted a proposal and the LC discussed the specifications. The specification sheet will need some corrections and additions. Expenses will go up by 4%. Tony and Ken already looked at the numbers and the LC will make a final recommendation to the board for a vote next month.

Two trees have been removed, some tree trimming is planned.

LandCare fertilized 12 maple trees, the work was not included in our signed contract, but in the original proposal. The miscommunication error was within the LandCare department,

they did not charge extra. Bobbie suggested meeting them part way in sharing the cost – the LC will discuss the issue.

LandCare now does less leaf blowing and more weeding.
Battery operated timers are installed on all circles, Hans set all the timers.

Replanting of the St. John Circle is almost finished, five more blueberry bushes need to be planted. The neighborhood walk-through from the LC ends on Sunday.

Irrigation

Bobbie reported last year Bill Bennington had volunteered and mostly cared for adjusting the Weather Trak system. He sold his house and moved out of Arranmore. Hans Walitzki has agreed to be on the committee as a volunteer consultant. We used about 30% more well water last year compared to previous years and even more since the beginning of this irrigation season. There could be a leak in a main line, which needs to be detected.

Pool:

Devin and the pool committee met on 5/25 – Hans showed the updated work room. They also talked about some additional work regarding gutter cleaning and repair, power washing of the deck, power washing and re-staining the pool fence, and potentially replacing incandescent flood lights with LED lights. Devin asked Hans to provide a bid for this work.

Devin created a new e-mail arranmorepool@gmail.com. He is receiving a flood of requests for booking parties – the form is already shared on the Arranmore website. Notice for parties will be posted at the entrance door as in previous years and it is the homeowners' responsibility to supervise their party guests. At the next meeting the pool committee will talk about the evening time for adult swim.

Architectural

Rena and the AC will start the walk through evaluation this week. Norris will get bids for some asphalt work. The request form for architectural changes is online.

A house on the corner of Arranmore Way is now under construction for more than nine month and close-by neighbors would like to see it finished. We should check with the owner about their timeframe.

Governing Documents – Proposal for Update/Amendment

Ruth received a few more comments from homeowners, but nothing substantive, for changes. She will now create a clean version of the document drafts and offer a couple of dates for informal meetings and collect more questions. Gisela recommended having at least one meeting in a public space – Bobbie will try to arrange it at the Garden Home Recreation center or another space close-by.

Ruth had contacted Vial Fotheringham regarding electronic voting cost. They would charge \$1,500-2,000 minimum. Kevin Harker's firm had offered it for \$500 a while ago, Ruth will contact him again to confirm this is a package deal, also including the registration of the

completed documents with Washington County Court.

Timeframe for voting is planned for soon after Labor Day/September

New Business

Montclair Parents Parking / Nuisance Issue

The Beaverton District Transportation Office had cut a bus for Montclair Elementary School beginning of this school year expecting students to walk to school. Many parents of the 70 students now drive their children in private cars. Several regularly park in Arranmore and walk over to the school. The board received a letter from close by neighbors regarding the constant parking, noise and rubbish left on the sidewalks. The students also play in those neighbors' front yards. Bobbie met with Sean Leverty, Montclair Principal. He already received similar complaints from the Woodlake Apartment Management and promised to come back to us to find a solution for this problem.

Communications

Andrea has scheduled the first communication meeting for June 22nd at her house. An e-blast will be sent to encourage interested volunteers to attend. A general e-mail Arranmorehomeowners@gmail.com was created and will be posted on the website.

Perimeter Fence to OES and SPARC

The board received a letter signed by a group of homeowners requesting the HOA to maintain the perimeter fence to OES and SPARC and adding it back into the reserve fund. Discussion was postponed and will be on the agenda at the next meeting.

Next board meeting: Wednesday, July 13, 2016 @ 7:00 p.m.

The meeting was adjourned 8:42 p.m.

Respectfully submitted,

Gisela Walitzki, Secretary