



Arranmore Homeowners Association
Board Meeting June 27, 2018

Location: Arranmore Pool House

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

Absent: Devin Barr

Homeowners present: Jay and Rochelle Leisner

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

Jay and Rochelle Leisner presented their driveway case:

While replacing the pavement of their driveway (the work was approved by the ARC) their contractor damaged a pipe from the common area irrigation system that crossed under their driveway. During the time of work this line was not pressurized due to prior rainy weather followed by the programmed mowing pause. To prevent water damage to the freshly paved driveway this zone was immediately turned off and is now permanently capped off. Common area in this zone (7) East of the Leisners' is still working. Leisners want to be sure that it is known in our records for future irrigation volunteers and companies that work on irrigation to keep it capped. They have also the concern if it gets turned on for whatever reason, the water pressure could blow the capping off.

Leisners reported that Washington County is now requesting a permit for this concrete work and has temporarily stopped their contractor from finishing it. The County also demands to redo the complete driveway including the walkway, which the County says previously hadn't been replaced by code and without permit. They are given a year to finish the work.

Leisners remember that many years ago (10-20?) the Arranmore Board replaced driveways for three houses nearby. They don't have any records about this work. They hope we will find invoices for this work and a permit. They recall something about it was mentioned in one of the HOA newsletters.

Leisners' summarized request:

1. Arranmore cover the cost to find and cap common ground sprinkler system zone #7.
2. Arranmore cover the cost of a permit to re-replace driveway approach. Permit cost, \$450.
3. Arranmore cover the cost to tear out and replace driveway approach that is old and two side approach new sections. Re: Arranmore did not permit work done approximately 15 years and was done against code Approximate cost, \$3,000.
4. When a project is approved and landscaping pipes are present or suspected to be present, Arranmore tell homeowner on written paperwork with approval. And do so, on any written approval that would affect homeowner in any way regarding Arranmore property (pipes, electrical, trees etc.)

Leisners also mentioned that John and Amos from LandCare were very helpful, also Hans when it was needed to shut off the irrigation to protect their driveway, they felt very supported.

Andrea called to meet in executive session to discuss those requests at 7:23 p.m. The board broke out of executive session and resumed in open meeting at 7:34 p.m.

Andrea summarized the Board's position after discussing the four requested issues:

1. Before committing/voting on covering expenses, the board needs to wait for the LandCare invoice.
2. The board will research if there is any record about previous work on the Leisners' driveway (ARC records, invoices, newsletters.)
3. Andrea will contact Washington County for research of any permit in previous years for their property.
4. By law a contractor is responsible for finding out what is under the driveway – the board has to check what can be said on approval forms, because the board is not responsible legally at the moment – and can't take on this responsibility.

The board will report back to Jay and Rochelle as soon as we have more information.

Approval of June Minutes:

Joe moved to approve the May 2018 minutes, Doug second, all in favor.

President's report:

Since last meeting the monthly transfers from our savings to checking account are set up.

Regarding the artificial lawn installed on common area the mediation session was not successful, the opposing party did not agree to accept the mediated solution. Our lawyer filed suit on 5/30/18; the opposing party changed lawyers.

At the last meeting the board agreed that we draft a resolution for incidents when common irrigation lines which often cross private property are damaged by homeowners or their contractors. Michael will start to draft a text. Andrea will present it for legal advice.

Architectural:

Michael will update the form for the annual neighborhood walk. He will send out notices to the few homeowners who need to have some work/repair done on their property to comply with our guidelines.

Many mailbox posts in the neighborhood are rotting and getting unstable, they are homeowners' responsibility and need to get exchanged.

Financial

Joe reported all dues are paid except for one.

Landscape

Joe reported LandCare's work at the circle at Chapel Ct. was finished during Norris' absence, sprinklers were all replaced with 12-inch pop up heads, and the necessary hole for water outlet was drilled into the border frame. Heidi has a budget for the plants, and Joe will help with planting.

Norris reported the common landscape is nicely in order.

Irrigation is still a struggle, with the well not producing enough water during all times of the day. Homeowners are also complaining about low water pressure.

We will search for a solution step by step: We may start with having the well cleaned, this had worked and improved a similar situation years ago; Mike Cerasin remembered it helped to improve the well's capacity. Before committing to more expensive measures, we could let a contractor drop a camera down the well to see the condition in the well's bottom. Drilling deeper and lowering the pump further into the well (we would need permission but Oregon would allow it) could get really expensive.

Another step is to modify or replace the WeatherTrak controller/irrigation timer to reduce the peak loads and add well recovery pauses between high demand zones. The LC will evaluate possible solutions.

Some neighbors still run their systems for way too long and need to be contacted.

Pool

Michael reported The Pool House Remodeling Committee met last week.

70 people responded to the online survey: a 67% majority of respondents use facility at least monthly.

Michael is refining ideas for house remodeling under the aspect to keep cost as low as possible. He will request some pricing from a contractor. Costs are really high right now, contractors are very busy; we may also wait to approach this off-season.

Pool furniture are getting old and several of them falling apart; expenses for exchange belong under capital expense, currently there is no line item in the budget.

The pool gets used a lot, and it would be nice to present the pool house remodeling plans to the whole community when we have plan and cost.

The new heater for hot tub is expected to arrive July 2nd for installation July 3rd...

Technology and Communications

Doug will draft an e-blast for Joe Schoen to ask for members for this committee, which should especially work on updating the website.

Communications

Andrea reported the Social Activities Group SAG met for the first time and created a long list of ideas.

One of them is for next Wednesday, having our first annual 4th of July parade; donuts and coffee for this get together are donated by homeowners. We will parade on community pathways, then no permit is needed and no road closure necessary. The event will get announced by e-blast on Friday.

SAG members recommended a no-guilt Book club, just bringing a book you like, and talk about it to promote reading. Another recommended social event was a book exchange.

Washington County has updated parking rules regarding recreational vehicles starting January 1st, 2018. We will send an e-blast to inform Homeowners of this new rule.

Joe reported he regularly sees dogs walked off leash and several homeowners getting scared when approached by those. We will send an e-blast to remind neighbors that Washington County has a leash law.

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.

Andrea asked if there is any more business. Norris made the motion to adjourn the meeting, Joe second, all in favor.

The meeting was adjourned at: 8:32 p.m.

Respectfully submitted,

Gisela Walitzki
Secretary