



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Arranmore Homeowners Association Board of Directors Meeting, March 12, 2012 - 6:30 PM

The regularly scheduled meeting of the Arranmore Homeowners Association Board of Directors was held at the home of Roberta Kennedy.

Present: Candace Coleman, Roberta Kennedy, Jan Lindsay, Ken Sumida, and Danielle Wissmiller.

Absent: Kersten Broms and Harry Reeder.

Guests: Michael and Miriam Rogson

Call to Order

The meeting was called to order by Vice President Roberta Kennedy at 6:38 PM.

Opening Business

The February minutes were corrected as follows: re-state that the motion for re-built drains on common area property regarding homeowner maintenance responsibility failed to pass.

Danielle Wissmiller reported that information and proxy statements has been mailed for the Annual Homeowners Meeting, April 16, 2012, 7:00 PM - 9:00 PM.

The Finance and Reserve Study Committees met on March 9 and finalized recommendations regarding assets to be included in the 2012 Capital Reserve Study. Dick Lindsay will prepare the required worksheets and forward them to Association Reserves for completion of the study.

Board members are continuing to update their job descriptions. Danielle Wissmiller reported that there will be no changes to the description for Pool Committee Chair.

Danielle Wissmiller reported that she has received bids from two venders for the demolition and replacement of the pool walkway. Olberg Construction bid \$6,120

to install a stamped concrete walkway and DeSantis bid \$7,548 for installation of a concrete paver walkway. Discussion followed. It was pointed out that pavers are less likely to crack and will last longer than stamped concrete.

Ken Sumida moved and Jan Lindsay seconded to accept the bid from DeSantis, pending approval from the Landscape and Architecture Committees, with work to begin at their earliest convenience and completed by the pool opening date. The budget will be amended to show the increase in cost. The motion passed unanimously.

Committee Reports

Finance: Ken Sumida reported that as of Friday, March 9, 2012, 33 homeowners have not paid their 2012 dues.

Harry Reeder signed a letter of agreement with Schwindt & Company for preparation of the Association's 2011 financial statement and tax returns.

Consideration is being given to an online system from QuickBooks. This would allow division of the Treasure's duties with the intent of improving financial controls.

Hospitality/Membership: Candace Coleman reported that two homes have been sold with the sale of a third home pending.

Communication: Jan Lindsay reported that the next newsletter is scheduled for publication April 15 and that a request for information from the committees will be made shortly.

Pool: The pool management contract for Joe Schoen expires this month. Joe will remain as the pool manager for another year but would like the Board to look for his replacement. A notice will be included in the April newsletter announcing the open position.

Ken Sumida moved to renew Joe Schoen's contract for the 2012 season and increase his yearly pay by \$155. Candace Coleman seconded the motion. The motion passed with Candace Coleman, Roberta Kennedy, Ken Sumida, and Danielle Wissmiller voting yes and Jan Lindsay voting no due to the increase in salary.

Architecture: Roberta Kennedy reported that the February 2012 estate sale held at a Midmar Place residence resulted in 4 resident complaints regarding parking problems and obstructed access on the cul-de-sac due to the estate sale. The

company conducting the up-coming March 17-18, 2012 estate sale on Arranmore Place was notified that No Parking signs will be required on the cul-de-sac.

Three homeowners will receive non-compliant letters regarding their properties.

Next Meeting

The next board meeting will be held at the home of Roberta Kennedy on Monday, April 16 immediately following the Annual Homeowners Meeting.

Adjournment

The meeting was adjourned by Vice President Roberta Kennedy at 8:17 PM.

Minutes submitted by:

Dick Lindsay, Secretary

Arranmore Homeowners Association