



Arranmore Homeowners' Association
HOA Board Meeting
March 10, 2014

Attendees:

Board of Directors Vice President: Garr Nielsen, Board Member
Architectural Committee Chair: Mike LaPorte, Board Member
Pool Committee Chair: Sue Kirkman, Board Member
Board of Directors Secretary: Traci Galbraith, Board Member
Finance Committee Chair: Norris Perkins, Board Member
Landscape: Pat Hagen, Board Member
Treasurer: Tony Leineweber
Hospitality: Roberta Kennedy, Committee Chair
Special Committee: Hans Walitzki, Committee Chair
Homeowners: Giselle Walitzki, Ken Sumida

Garr Nielsen called the meeting to order at 6:33.

President's Comments:

There were no homeowners signed up to speak at this month's Homeowners' Forum.

A motion was made to approve the February Arranmore HOA Board Meeting minutes. The motion was seconded and approved unanimously.

Hospitality Committee – Bobbie Kennedy:

The entrance signs are being refurbished and will be completed this month.

An update on the agenda and the on-going arrangements for the upcoming Arranmore HOA Annual Meeting was provided. The meetings notes from last year's Annual Meeting will be posted on the website and in the pool house.

Improvements on Olsen Road, near Beaverton-Hillsdale Highway aim to eliminate flooding of Fanno Creek. Olsen Road is scheduled to be closed for eight months beginning July.

Architectural Committee – Mike LaPorte:

The Architectural Committee is gathering bids for pathway repair and will meet with an arborist to identify trees that are breaking the pathways. Pathway work is targeted to begin this spring.

Landscape Committee – Pat Hagen:

The project to replace French drains near properties 6990, 6970, 6952, 6940, and 6936 has been completed. There were a few hidden tree stumps uncovered, and the overall project cost was \$300 over bid, however still under the total allotted in the capital budget.

Trimming along the North Berm is in process and about half-way done. The Landscape Committee carefully considers the homeowners along Olson Road. The next phase will include plans for new tree planting to ensure there are no major gaps in the landscape.

The Landscape Committee is also obtaining three bids for trimming the tree along the apartment berm.

A motion was brought forth by Pat Hagen to remove a sick tree located behind the lot of 6940 SW Arranmore Way, grind the stump, sod and reseed. Traci Galbraith seconded the motion and it passed unanimously.

Pool Committee – Sue Kirkman:

Precision Locksmith agreed to change the lock system by April for the same price as bid in November 2013 (\$3,148). Precision recommended we keep the original lock as a way to provide separate access to the pump room.

The new pool rules were reviewed, discussed and minor changes recommended. The rules will be consolidated and submitted for final Board approval in April.

The 2014 Pool Maintenance contract will be reviewed and approved at the April meeting.

Finance Committee – Tony Leineweber:

As of March 1st, there are still nine Homeowners yet to pay their assessment. After March 15th, interest will begin to accrue on the balance owing.

The 2013 Tax Returns have been filed, and there are no taxes owing. The 2013 year-end has closed cleanly.

Arranmore HOA insurance coverage will be reviewed by the Board of Directors.

Tony and Ruth Robinson are creating a Treasurer manual for the Arranmore HOA.

This Board meeting adjourned at 7:32pm. The next Board Meeting will be held on April 8th.

Respectfully submitted,

Traci Galbraith
Secretary, Arranmore Home Owners' Association