



Arranmore Homeowners Association  
Board Meeting March 22, 2017

**Location:** Roberta Kennedy's residence

**Attending Board Members:** Roberta Kennedy, Devin Barr, Rena Lanari, Andrea Zalaznick Burdick, Matt Lowry, Tony Leineweber (quorum present)

**Absent:** Gisela Walitzki

Meeting called to order at 6:36 p.m.

### **Pool**

Devin reported that he has received the new contract proposal from Hans. He finds everything fair and in order and recommends we accept the contract and continue as is with Hans. There have been some additional projects that we should consider:

powerwash pool deck \$500 (did not do last year)

powerwash & re-stain fence \$800-1200 (already allocated, so no vote needed)

After brief discussion, the group agreed to continue pool contract as recommended. Devin will notify Hans.

Bobbie asked about remodeling project, Devin will follow up with him. We have \$3000 in budget for architectural drawings.

Bobbie distributed check request form to all present.

### **Approval of Meeting Minutes**

Tony moved to approve the minutes of the February 2017 meeting, Matt seconded, all approved.

### **Landscape**

Irrigation: Hans has marked off two areas that have mowing issues. The Committee looked at drainage (lot 142) and advised the homeowner that she could install a drainage pit on HOA property (because it would be less effective if located on her property). There was a discussion of various drainage and flooding issues that occurred in previous years.

By Ruth's house (lots 57-61) the LC are going to pull boards on uphill side out to drain water that is pooling. When there are two dry days, committee will spray/kill the grass, and will bark the area for time being. This will resolve the mowing issues and in time the committee will landscape with plants so no mowing is needed.

Behind Withers house, 5 Katsura trees will be planted. Bobbie is getting bids from a few companies on planting the trees. The long-term plan is to remove the sod under the trees and landscape nicely. The Withers and HOA are sharing the expense.

The system testing of irrigation will happen this month.

Ruth is retiring from Landscaping Committee this month. Bobbie expects to have two new members this coming year, otherwise all remaining.

There is about \$4000 in storm damage from winter. Tony advised that there are sufficient funds in the operating budget to proceed with repairs.

### **Finance**

Tony reports that Schwindt and Co. are working on the annual review, we are on track and Ken is following up with their questions to us.

Assessments were due 3/1 and only 5 homeowners are delinquent. He expects most to be received shortly.

### **Architectural**

Regarding lot 71, the workmen have been there and are working on siding. He is updating them every two weeks.

The Committee is working on updating their guidelines and will bring to the board as an amendment to the Architectural guidelines. Forms will be available electronically. Rena will step down from the board at the Annual Meeting, and will submit her resignation shortly.

### **Communications**

Andrea reported that the Document Revision Ballots have been coming in. She and Gisela will be reviewing the missing ballots and the committee will contact homeowners before the Annual Meeting.

### **New Board Members**

The following three neighbors have been nominated to fill the board position vacancies and have agreed to chair committees if elected:

Michael Great (Architectural), Norris Perkins (Landscape), Joe Taylor (Finance)

Boris will do reserve study.

### **Annual meeting**

Bobbie may be away but has arranged for chairs and tables. Gisela is organizing volunteers who will set tables up and check people in. In the past, Cary Perkins (Welcome Committee) has distributed Starbucks gift card to new homeowners/renters. Bobbie reminded us that we have to let homeowners know that there will be an open Board Meeting/Organizational Meeting immediately after the Annual Meeting.

Matt moved to adjourn the meeting at 7:29 p.m., all agreed.

Respectfully submitted,

Andrea Zalaznick Burdick