



Arranmore Homeowners Association
Board Meeting March 21, 2018

Location: Arranmore Pool House

Attending Board Members: Devin Barr, Matt Lowry, Norris Perkins, Joe Taylor, and Gisela Walitzki (quorum present)

Absent: Andrea Zalaznick Burdick, Michael Great

Homeowners Present: Doug Stiles, Gwendolyn Worthy

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

Approval of Meeting Minutes

Matt moved to approve the February 2018 minutes, Joe second, all in favor.

Pool

Devin reported the meeting room was already used for two sessions of “Women and Wine.” He and Michael will schedule a committee meeting regarding the remodel of the pool house

Landscape

Norris mentioned that part of our infrastructure is aging, including the pool house. The irrigation pump broke during last summer, and we installed a new pump. It may still be necessary to set this new pump 40 feet deeper, and also to re-program the timers. Joe commented that we have a well-maintained reserve fund for upgrades.

Some pathways were repaved last year and show new roots moving up. Our arborist walked the premises and recommended to cut 40-50 of those roots, this won't hurt trees – he will come back to us with an estimate for pricing.

LandCare started the regular work today – they owe us some time – John fully acknowledges this and will take note of it. The pool ivy was cut to prevent ducks from nesting.

The combined walk around for landscape and architectural will be scheduled for spring.

Finance:

Joe reported 138 checks for annual dues were collected, five are still due.

The tax return for 2017 was filed, we don't owe any tax.

The CPA review of our financial statements is finished, the report only needs signatures. The report does not reflect the transfer of the funds we spent for the new irrigation pump, the money was budgeted in the reserve account, but paid from checking. A journal entry needs to be made to bring the numbers to current state.

Our new insurance policy is issued for the same annual premium as last year.

Reserve study is finished for the year, Joe received it yesterday. We are in very good financial standing, and are in top 1% of HOAs in the country.

We have 95% of the money we need in the reserve fund. Usually we spent less than budgeted and excess funds were regularly transferred into the reserve fund. We don't have to worry about upcoming work, we are well funded, considering we can't build reserves for unforeseeable work.

Communications

Matt reports the Governing Documents are signed and mailed to our lawyer for registration.

He received Andrea's notes: We had a second, very successful, Women's Wine Social hour on March 7th. Because of the Annual Meeting in April, the ladies may decide to skip an April gathering, but that's still up in the air. In May, we'll have a potluck to coincide with the official opening of the pool season.

The plan is to draft a spring newsletter; each committee should send her some input.

We are holding off on a survey until the Pool House Renovation Committee has a chance to meet and contribute questions to include.

Annual Meeting

Proxies for the Annual Meeting on April 25th at Montclair Elementary School will get mailed this Friday. Andrea and Gisela will also meet on Friday to review plans for the Annual Meeting.

Other Business

The case regarding grass/artificial turf will go to mediation on April 20th.

Joe and Gisela will look into electronic filing for financial statements.

Gwendolyn had questions regarding her yard and a bad drainage problem. The question is if this is on common or personal property. Norris offered to look at it and connect with her.

Matt adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Gisela Walitzki
Secretary