



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Arranmore Homeowners Association

Board of Directors Meeting, May 8, 2012 – 6:30 pm

Location: Roberta Kennedy's home.

Present: Roberta Kennedy, President; Harry Reeder, Vice President; Ken Sumida, Treasurer; Kersten Broms, Landscape Chair; Gary White, Secretary.

Absent: Sue Kirkman, Pool; Jan Lindsay, Communication/Newsletter

Call to order: The meeting was called to order by new President Roberta (Bobbie) Kennedy.

Minutes of the April Board Meeting were approved; Kersten Broms moved and Gary White seconded. Motion passed.

Opening Business:

- Roberta Kennedy reported on attending an HOA workshop hosted by Vial Fotheringham law firm. Discussion followed regarding outdated AHOA Bylaws and CC&R's.
- Board meeting minutes, notices and agendas will be posted at the pool house and on our website. Meeting notices are posted 72 hours prior.

Reserve Study – Ken Sumida

- Ken Sumida moved that \$2500 be added to the budget for asset evaluation and assessment. This includes physical inspection, assessment and inventory of common area assets. Motion was seconded by Kersten Broms. Motion passed.
- Roberta Kennedy moved that Dick Lindsay be appointed to chair the Reserve Study Committee for a year. Motion was seconded by Harry Reeder. Motion passed.
- Committee job descriptions and specific responsibilities are being defined.

Architecture Committee – Roberta Kennedy

- The committee took a walking tour of Arranmore, taking notes on areas needing attention. Comment letters will be sent to homeowners regarding results.

Finance Committee – Ken Sumida

- Discussion was held regarding problems incurred collecting dues.
- A discussion was held regarding increasing surety bond amounts for board members. Motion was made regarding bond amount by Ken Sumida and second by Kersten Broms. Motion Passed. A motion was made to modify the budget to cover the additional expense. Motion was made by Harry Reeder, second by Roberta Kennedy; motion passed.

Hospitality Committee --- Gary White

- The committee is just getting underway. (Gary White on board just three days.) Happily, a number of Arranmore residents have already volunteered to lead the Garage Sale and the Pool Party. The pool party is set for Sept. 15. We do need to post names of volunteers who will lead events and ask for volunteer help.

Irrigation Committee --- Harry Reeder

- Backflow discussion was held. Harry Reeder is in the process of exploring/soliciting proposals from a plumbing contractor to secure a quantity discount for homeowners to install the double-check valve backflow preventers. *Each homeowner will be responsible for retaining a plumber for this purpose.* The Arranmore Homeowners Association will not be making arrangements for nor be responsible for individual homeowner's backflow installation.
- Potable Water discussion was held. Well water is not potable and homeowners need to be aware that well water is only for irrigation, not for drinking. Caution signs are being considered – such as “Not Potable Water /DO NOT DRINK.”
- The irrigation system will be turned on soon when the ground is no longer soggy.

Landscaping Committee – Kersten Broms

- Kersten Broms presented drawings of the revised entrance to the pool featuring more creative and colorful plants with the intent of improving the area and making it a much more inviting outdoor space for relaxing and visiting. DeSantis submitted the chosen plan and competitive estimate. Motion was made by Kersten Broms to select the DeSantis bid; second by Gary White. Motion passed.
- Trees, Roots, Pathways. An in-depth discussion was held regarding trees that are now too big. Overgrown trees can cause many problems. Board action calls for continual evaluation of trees needing attention. Motion was made by Kersten Broms and seconded by Roberta Kennedy to remove four trees. Motion passed. Plans are underway to replant these areas.

Pool Committee

- Roberta Kennedy reported there will be additional trained help for pool operation and maintenance.

Meeting adjourned 8:40 PM

Gary White, Secretary