



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

AHOA Board of Directors Monthly Meeting
May 13, 2013
Home of Harry Reeder

Board Members Present: Harry Reeder, Tom McGar, Norris Perkins, Mike LaPorte and Sue Kirkman.

Board Member absent: Pat Hagen

Guests: Ruth Robinson as Parliamentarian, Mary McGar (taking minutes) Gisela and Hans Walitzki, Maxine and Duane McComas and Bobbie Kennedy

Harry Reeder called the meeting to order at 6:33 pm. and welcomed BOD members and guests.

Sue Kirkman moved to approve the March Monthly BOD Meeting Minutes with Harry Reeder's name as absent being corrected under the heading of Regular AHOA BOD meeting. Tom McGar seconded and motion passed unanimously.

Tom McGar moved to approve the April 29th Special BOD Meeting Minutes. Norris Perkins seconded and motion passed unanimously.

Harry Reeder indicated that he had heard that a resident had concerns as to transparency of previous BOD actions. Based on that, Harry requested that the election to fill the vacant BOD seat be tabled until the next BOD meeting to allow the residents, especially those who were out of town during the past few weeks, more time to learn of the vacancy. A description of the duties will be published. Last week Sharon Brabenac informed Harry that she is unable to serve on the Board. At this time there is one resident who has volunteered to fill the vacancy, Hans Walitzki. Norris Perkins moved to table the election of the BOD vacant position until the next monthly BOD meeting. Sue Kirkman seconded and it passed unanimously.

The concurrence in the above discussion was that the resident that will be elected by the BOD to fill the vacant position will also assume the role of AHOA Secretary. Tom McGar moved that the election of the Secretary be tabled until the next AHOA BOD monthly meeting and Norris Perkins seconded and it passed unanimously.

Committee Reports:

Pool: Sue Kirkman reported on the plumbing and roofing bids. After discussion, she moved to accept Power Plumbing's bid of \$1513 for the back-flow valve installation. Tom McGar seconded and it passed unanimously. Then Sue reported on the roofing bids. She moved to accept Bonn Roof Care bid of \$895 for the pool roof cleaning and the installation of an OSHA required roof anchor to be performed this Wednesday. Norris Perkins seconded and it passed unanimously. Sue will follow up regarding whether any roof treatment is needed, and if so, the cost. The pool is scheduled to open Memorial Day weekend. A discussion occurred

regarding the clubhouse and pool security. The result was that Sue Kirkman, Joe Schoen, and Tom McGar will meet to discuss this and report their recommendations ASAP to the BOD via email.

Communications: Report given by Harry Reeder for Joe Schoen. Harry reported that Joe said the eBlast method of communicating information has been well received. Sue Kirkman initiated a discussion as to different methods of communicating to homeowners and methods for homeowners to communicate with the BOD before the meeting, including allowing residents to present their issues before the BOD Monthly Meeting is called to order. Norris Perkins, Bobbie Kennedy and Joe Schoen will meet as an ad-hoc committee to formulate plans for this issue and report back to the BOD. Harry Reeder suggested that AHOA BOD important information resulting from BOD Monthly Meetings be issued as bullets electronically to the homeowners. This would allow the community to know what is transpiring in a more timely manner.

Finance: Norris Perkins reported on the advisability of Ken Sumida submitting Quarterly Financial Reports rather than Monthly Financial Reports. There is no legal requirement for the Financial Reports to be submitted monthly. Ken agreed to this. Tom McGar moved that the AHOA Financial Reports be prepared and submitted on a calendar year quarterly basis. Norris Perkins seconded and the motion passed unanimously.

Irrigation: Harry Reeder reported that Abel Irrigation fixed the irrigation system problems which caused the systems to be down for two days. A discussion followed regarding the advisability that the website contain more information regarding contact and procedures in case residents observe a problem with the system. Harry will see that this information is given to Joe Schoen to publish. In the past a resident there have been problems with resident systems when a resident was not home. It is recommended that individual residents inform a neighbor/s where their isolation valve is located. Harry will ask Pat Hagen to prepare some recommendations on watering trees, shrubs, plants and lawns during the irrigation months.

Architectural: Mike LaPorte reported three recent architectural change requests had been approved. He is planning a walk-around to review individual yards as to upkeep.

Landscape: Pat Hagen was absent but a discussion occurred and the Landscape Committee will be asked to secure an updated proposal on re-landscaping the berms facing Oleson Rd. from north to south and report on their findings at next month's AHOA BOD meeting.

Ruth Robinson and Tom McGar will meet to discuss the possibility of electronic approval of AHOA BOD Monthly Meeting Minutes.

The agenda item to post the draft minutes of the AHOA Meetings was withdrawn.

Mary McGar was asked to attach the AHOA Board Succession to these minutes. Ruth Robinson will email a copy to her. Harry Reeder asked that the above be posted on the website.

Harry Reeder nominated Bobbie Kennedy as Hospitality Chair and her appointment was approved unanimously.

Harry Reeder thanked everyone and adjourned the meeting at 7:40pm.

Minutes submitted by Mary McGar, resident

Arranmore Board succession		
2010 Annual Meeting	Term Expires	Remarks
* Coleman, C	Mar-12	elected short term - replace McGar, M.
Kennedy, R	Mar-13	elected by board for 3 yr term
* Loveless, T	Mar-13	resigned 4/20/11
Reeder, H	Mar-11	
Robinson, R	Mar-11	
Sumida, K	Mar-11	elected by board to fill Fuss' term
* Wissmiller, D	Mar-13	
2011 Annual Meeting	Term Expires	
* Broms, K	Apr-13	
Coleman, C	Apr-13	resigned as of 4/12
Kennedy, R	Apr-13	
* Lindsay, J	Apr-14	
* Reeder, H	Apr-14	elected for 3 more years
Sumida, K	Apr-12	elected by board fill Coleman term
Wissmiller, D	Apr-13	resigned 4/12
2012 Annual Meeting	Term Expires	
Broms, Robinson, Hagen	Apr-13	Broms resigned; Robinson elected; Robinson resigned; Hagen elected
Kennedy, R	Apr-13	
* Kirkman, S	Apr-15	
Lindsay, J	Apr-14	resigned (2012-13 Bd. 1 member short)
Reeder, H	Apr-14	
Sumida, K	Apr-13	elected to fill Wissmiller term
* White, G	Apr-15	
2013 Annual Meeting	Term Expires	
Hagen	Apr-14	elected to fill Lindsay term
Kirkman	Apr-15	
* LaPorte, M	Apr-16	
* McGar, T	Apr-16	
* Perkins, N	Apr-16	
Reeder	Apr-14	
White, G	Apr-15	resigned 4/29/13
Galbraith, Tracie	Apr-15	Elected 6/10/13 to fill G. White Term

* **Elected at Annual Meeting**

Either two or three new Board members are elected at each annual meeting

three year term. (Two to be elected in 2014; two to be elected in 2015; three to be elected in 2016, and so on.

If a board member resigns or is removed before the end of his/her term, the board elects a successor to fill the remainder of the departing member's term. It is important to record in the minutes, both the resignation of a member, the effective date of resignation and the election by the board of the successor, clearly stating the duration of the successor's term.