



**Arranmore Homeowners Association
HOA Board Meeting May 13, 2015**

Location: Roberta Kennedy's house

Attending Board Members: Roberta Kennedy, Mike LaPorte, Matt Lowry, Garr Nielsen, Gisela Walitzki (quorum present)

Absent Board Member: Tony Leineweber, Norris Perkins

Matt Lowry called the meeting to order at 6:30pm.

Approval of Minutes

Garr Nielsen made a motion to approve the March 2015 minutes, second: Roberta Kennedy, all in favor – minutes are approved.

Garr Nielsen made a motion to approve the minutes for the April 23rd meeting which followed the annual HOA meeting, second: Roberta Kennedy, all in favor – minutes are approved

Treasurer's Report

Garr reported for Tony Leineweber that we have only two homeowners with delinquent assessment fees. Garr made the motion that Tony can send those homeowners demand letters to pay the overdue fees in 10 days, and then give it to our attorney for collection if not paid. Second: Roberta, all in favor.

A house with an attached second tax lot is for sale. The previous and current homeowners were originally billed only one HOA fee. The board recently learned that those previously combined lots had been separated into two tax lots in 2009. The current homeowners are rejecting to pay two HOA fees because they were not informed about this situation when buying the lots. Tony asks the board for some guidance how to move forward. The board discussed the situation. Garr made the motion that the board supports Tony's effort to reach an agreement with the current homeowners as follows: If they are not held responsible for prior assessments, they need to make the next owners aware of that they will be held responsible from the date of the sale to pay HOA fees for both lots. Second: Matt, all in favor.

Pool

Garr reported he signed the agreement with Hans Walitzki and his company LVS, LLC for the maintenance of the pool starting May 1st for the year. Hans will show proof of SAIF coverage for his employees, and Ken received already the policy for business liability coverage.

Garr and Hans met with the owner of NW Creative Resurfacing to discuss the option of resurfacing the pool deck, adding a skim coat. Hans will obtain references for recent work, and the pool committee will look at those. The cost for resurfacing is tentatively \$25,000 (skim coat ¼ inch, fiber enforced concrete); the pool would need to close for app. 4 days during the summer because resurfacing should only be done

during warm and dry weather.

This month new expansion joints will get installed; funds were already approved at April meeting. Those joints can stay when we resurface instead of removing the entire deck.

We will discontinue the alarm system for the pool and install a web camera for the hours when the pool is closed; money for it is in the budget. This will prevent many false alarms and save us the monthly fee.

Irrigation

The well pump is running and after some little hiccups irrigation is working. True Green with the help of several neighbors is checking the sprinkler heads in common areas and adjusting them to avoid watering the streets.

Architectural

A homeowner had approached Matt regarding the perimeter fence south and West of the Arranmore complex. Matt will connect with Ruth Robinson who has files from 2008/2009 to review the history. These records should show that the developer of the neighborhood built the fence in question and what was common property of the HOA.

Mike and two members of the architectural committee are close to finishing their annual walk tomorrow. Homeowners will get a thank you form if nothing is to repair or a request form for necessary work to be done. The committee will follow up on repairs.

Landscape

On May 18th the two black pines on Midmar and the leaning tree will get cut down, funds were already approved in the April meeting.

The area South of Vineyard Ct. is already planted and True Green installed drip irrigation. The landscape committee will meet on the 20th and work on a recommendation for tree #11 on the North berm of the pool – if to cut it down or just prune the dead limbs. The committee will obtain two bids for this work (Dana and True Green.)

The landscape committee will have the annual walk to inspect the visible parts of yards first week of June. Homeowners will be informed previously by e-blast.

The committee will also walk the common areas with Lee and Benito from True Green to stay in communication about some problem areas that are part of the maintenance contract and need regular weeding.

The meeting was adjourned at 7:18 pm.

Respectfully submitted,
Gisela Walitzki, Secretary