



Arranmore Homeowners Association
Board Meeting May 11, 2016

Location: Roberta Kennedy's residence

Attending Board Members: Devin Barr, Andrea Burdick, Roberta Kennedy, Renata Lanari, Tony Leineweber, Matthew Lowry, and Gisela Walitzki (quorum present)

Also present: Ruth Robinson (for first part of the meeting)

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

Governing Documents – Proposal for Update/Amendment

Ruth had received written comments, questions and concerns from three homeowners. She had already answered and explained to them why certain changes were recommended or seemed necessary. The board discussed all concerns. It recommended to delete some of the objected wording, modify some other objected wording or it felt in some cases that changes were not necessary. Ruth will adjust the documents accordingly and provide updated drafts. The board will decide at the next meeting how to proceed with this project, including the voting procedure.

Approval of Meeting Minutes

Matt moved to approve the meeting minutes for the 4/13/16 meeting and the 4/25/16 organizational meeting, Tony second, all in favor.

Financial

Tony reported there are very few annual dues unpaid, interest is already charged. One residence is in foreclosure for several years. Historically, all other outstanding payments can be expected as soon as the pool season starts, because homeowners with unpaid dues will not receive access to the pool area. All financial expenses are on budget.

Tony also mentioned the importance of requesting proof of proper insurance when engaging new contractors for HOA work.

Landscape

The LC arranged that the leaning tree on the St. John's Place common island will be removed on Thursday 5/19. Neighbors of this circle are already informed and received the plan for replanting.

Irrigation

Bobbie reported the LC received two bids for installation of battery-operated timers for the sprinkler systems for seven of the common islands and had chosen LVS, the bid was \$1,800 lower than LandCare's. Work will be done soon.

Pool:

The pool will open for all homeowners on Friday 5/13/16 with a two week pre-season, and Joe will program all eligible keys to give access to the facility. The water temperature will slowly be raised to 86 F and finally reach it on 5/27/16.

Several small projects regarding repair/maintenance of the facility need decision and approval from the pool committee. Devin will contact last year's pool committee members soon and arrange for a meeting.

Devin created a template so homeowners can make requests online to book a pool party, it will be available soon. He also plans to provide an online calendar so homeowners can see when parties are scheduled.

Architectural

Rena and Mike LaPorte met to approve a few requests for minor architectural work, all in compliance with the guidelines. They will also provide the option of an online application soon.

Communications

Andrea will create an e-blast to encourage homeowners' participation to join a new committee. The goal is to create new ways for communication (google forms, calendar, etc.) Devin and Gisela showed interest to be part of this ad-hoc committee.

Matt has already looked into the option of creating a shared g-mail for the board and also started designing a google business website. More at the next meeting.

Next board meeting: Wednesday, June 8, 2016 @ 7:00 p.m. – location tbd.

The meeting was adjourned 8:15 p.m.

Respectfully submitted,

Gisela Walitzki, Secretary