



Arranmore Homeowners Association
Board Meeting May 10, 2017

Location: Arranmore Pool House

Attending Board Members: Andrea Zalaznick Burdick, Michael Great, Matthew Lowry, Norris Perkins, and Gisela Walitzki (quorum present)

Absent: Devin Barr, Joe Taylor,

Also Attending: Heidi Leineweber, Tony Leineweber

Matt Lowry called meeting to order 7:04 p.m.

Approval of Meeting Minutes

Gisela moved to approve the March meeting minutes, Norris second, all in favor.

Andrea moved to approve the minutes for the Organizational Meeting which followed the Annual Meeting on April 24, 2017 - Matt second, all in favor.

Landscape and Irrigation

Norris reports Hans is deep into fine tuning the WeatherTrack system to remedy the swamps, lakes, deserts we had during the last summer. When starting the irrigation system the pump had a blowout, broken parts got replaced on Tuesday, costs are on budget. The system is running since yesterday and homeowners should receive the message to use it responsibly and not to waste water.

Joe Burdick obtained a bid of \$900 for removal of a tree on common property, which has a lot of storm damage and is close to a path. LandCare was not able to bid, doesn't have time to do the work. The committee will go ahead and order the work done based on the alternate bid.

The LC received a request from a homeowner to approve removal of a tree on personal property, the root system is tearing up the waterlines, pipes start to get stretched. The request was approved.

Norris emphasized we need many volunteers on the LC, especially members with knowledge around trees and plants. Some projects in the past have shown what plants work well or don't work in our area. We should find a way to pass this knowledge on when members leave the committee. Gisela recommended to ask previous LC members making a list for the record and identify those recommended plants so we don't have to invent the wheel over and over again

Norris recommended to encourage homeowners to volunteer in our next newsletter – the more we have participate the less time constraint is on everybody and projects are less intense.

Architecture

Michael reports the AC received a request for replacement of a deck, which was approved.

During the last two years several homeowners had already recommended to change the setting of the pool house and creating a meeting space in the building. He received a map and ideas from Hans to improve the building and took a look at the facility. Moving the sauna would open up middle space

for social events, and re-configuring bathrooms would give an option for a meeting room. Michael showed a sketch he made and the next step will be to talk to a contractor to get a ballpark estimate to have an idea about cost for such a project. There are 3,500 in the 2017 budget for planning – we now need estimates and vet such a project with the neighborhood.

Communications

Andrea reports the committee met on 5/03/17 to create an agenda for coming year. A newsletter will go out soon with committee reports and the results of the vote for the governing document project. Plan is to send at least two newsletters per year.

We want to build more community spirit and connect neighbors, and a first step will be a potluck on the opening weekend for the pool season, more info to come. We also plan to send a general survey to all homeowners to inquire how interested people are in different issues.

The board received a request from a potential buyer to attend board meetings – all present board members were in agreement that board meetings are just for homeowners. If potential buyers have special questions, board members are willing to answer those.

Andrea checks the board g-mail account daily and moves mails into corresponding folders when issues are resolved.

Finance

Tony is filling in for Joe as treasurer during his travels. The 2017 budget is posted on the website and we also received the annual review for 2016 from Schwindt, which will also get posted. There were no recommendations for changes or additions in this report. Tony asked the board to accept this report as is. Matt moved to accept, Andrea second, all in favor

Schwindt also sent a management letter with some advice regarding oversight, hacking, internet banking and insurance issues, just as advisory to consider. The board will look into those recommendations and will need to check cost and benefits to decide if and how to proceed.

The Reserve Study was received on the day of the annual meeting. The Finance Committee (Members: Boris Mandich, Joe Taylor, Tony Leineweber, Ken Sumida) will review it. This is also the year for a professional engineering firm to review this study – best practices recommend such a review every five years.

Other Business

Matt will write a letter to those homeowners who requested payment for maintenance of their perimeter fence. His answer will be based on Ruth's notes regarding the past history of this issue.

Gisela requested to clarify a legal question regarding the governing documents: The draft for new CC&Rs incorporated parts of existing resolutions and our architectural and landscape guidelines. With the new CC&Rs not being adopted are those resolutions and guidelines still valid/binding or do the old CC&Rs now override them? Andrea will connect with Kevin Harker for clarification.

The meeting was adjourned at 7:59 p.m.

Respectfully submitted,
Gisela Walitzki, Secretary