



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Meeting Minutes

The regularly scheduled monthly meeting of the Arranmore Homeowners Association Board of Directors was held at 6:30 PM on Monday, November 7, 2011 at the home of Harry Reeder.

In Attendance: Kersten Broms, Candace Coleman, Jan Lindsay, Harry Reeder, Ken Sumida, and Danielle Wissmiller

Absent: Roberta Kennedy .

Call to Order

The meeting was called to order by President Harry Reeder at 6:34 PM.

Opening Business

Minutes of the October Board Meeting was approved as corrected.

Repair Drainage Systems

Following discussion, Kersten Broms moved that the Arranmore Homeowners Association repair previously installed drainage systems in Upper Tract M, Lower Tract M, and Tract U. Candace Coleman seconded the motion. The motion passed with one opposing vote from Jan Lindsay.

Danielle Wissmiller joined the Board Meeting.

Competing bids for repair of drainage systems in Tract U, Lower Tract M, and Upper Tract M from Countours and DeSantis Landscaping were reviewed and discussed. Harry Reeder will contact both companies for additional details and to make sure their bids were prepared using the same size and linear feet of pipe and comparable catch basins.

Harry Reeder will also forward our draft Drainage Policy for legal review before submitting it for Board approval.

Committee Reports

Hospitality Candace Coleman reported that she has met with Tony Leineweber to welcome him Arranmore. She is working on meeting with new owners Richard and Lisa Stoltze and Cheryl Griswold in January.

Treasurer Ken Sumida reviewed financial statements for October.

Budgets for 2012 Operating and Capital Expenses were reviewed by the Board. Additions were made for a backflow prevention device for the irrigation system, new plants, and for the repair of minor leaks in the irrigation system.

Ken Sumida moved that the Board accept the 2012 Operating Expense and Capital Expense Budgets, as revised. The motion was seconded by Candace Coleman and passed unanimously.

Ken reported that another homeowner's property has been foreclosed upon. He also indicated that the attorneys reported on collection activity for a homeowner. Ken Sumida moved that the Board accept the attorney's plan for collection of the account. The motion was seconded by Danielle Wissmiller and passed unanimously.

Architectural Review Harry Reeder asked that the committee consider approval of new fences or screens only after the homeowner has submitted proof of the property line_location.

Landscape Kersten Broms reported that a new contract for DeSantis Landscape will be available for approval at the next Board meeting. A request will be made to eliminate bathroom privileges from the contract.

New Business

Harry Reeder met with a representative from the Tualatin Valley Water District who has informed us that we have been in violation of their plumbing code as homeowners do not have backflow prevention devices installed on their water lines. An individual from the TVWD will be invited to our December Board Meeting.

Adjournment

The meeting was adjourned by President Harry Reeder at 8:27 PM.

The next Board Meeting will be held on Monday, December 12 at the home of Harry Reeder.

Minutes submitted by:

Dick Lindsay, Secretary

Arranmore Homeowners Association