



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Arranmore Homeowners Association Board of Directors Meeting

Monday, November 12, 2012

Location: Roberta Kennedy, 7165 SW Arranmore Way

Present: Roberta Kennedy, Ken Sumida, Harry Reeder, Gary White, Sue Kirkman, Pat Hagen, Jan Lindsay, Dick Lindsay, Reserve Study Chair

Guests: Stuart MacLean, Mike & Miriam Rogson, Gisela Walitzki

Call to Order: The meeting was called to order by President, Roberta Kennedy, at 6:30 PM.

I. OPENING BUSINESS:

A) Discussion was held regarding Ruth Robinson's resignation from the AHOA board and Landscape chair positions. Motion was made by Roberta Kennedy and seconded by Harry Reeder, electing Pat Hagen to serve as board member and Landscape chair until elections are held in April 2013.

B) A motion was made by Harry Reeder and seconded by Sue Kirkman to approve the October 8, 2012 minutes as written. The motion passed.

II. RESERVE STUDY REPORT: Dick Lindsay, Reserve Study committee chair, presented a review of the 2012 study conducted by Justin Barnhart of Western Architecture. Recommendations include reducing the capital reserve fund assessment to each homeowner from \$225 to a minimum of \$126. Continuing at the current funding rate would place the AHOA at 350% funded by 2039. This is the fourth consecutive year the Association has received a recommendation to reduce the individual contribution to the capital reserve fund in order to avoid over-funding. Suspending the current assessment of \$225 and assessing each homeowner a minimum of \$126 would bring the AHOA to 93% funding for the 2013 year.

It was suggested that pathway replacement costs and concrete replacement cost at the pool be re-evaluated. Dick asked that any concerns and/or questions be emailed to him for review with Western Architectural; dicklindsay@comcast.net.

III. ANNUAL AHOA MEETING: The annual meeting date and time is set for April 22, 2013, 7:00 - 9:00 PM at Montclair Elementary School. Roberta Kennedy will check availability and make arrangements with the school.

IV. NOMINATING COMMITTEE: As discussed, a January 2013 newsletter article will include information regarding the formation of a nominating committee and appointment of a chair.

V. COMMITTEE REPORTS:

A) Architectural: ARC chair, Roberta Kennedy, reports that Eastside Paving has deferred the Arranmore pathway project due to other pressing projects. Until pathway repair is completed, residents are encouraged to exercise caution when using pathways in areas needing repair. An amendment to the ARC regulations was discussed that would require any renovation/new construction to be preceded by establishment of the homeowner's property line. This would apply to renovation and/or new construction of fences, walls, landscaping etc., effective as of the date of the amendment. No motion was made. Roberta Kennedy will plan to prepare an amendment/motion to present at the next board meeting.

B) Communication/Newsletter: The next newsletter will be delivered January 2013. Discussion was held regarding establishment of a homeowner email list in order for the board to more effectively correspond to homeowners. This will be coming soon.

C) Hospitality/Welcome: Gary White is updating a list of new residents and Candace Coleman will be updating the homeowner roster for 2013 which will be available in March, 2013. Gary White will be contacting two volunteer homeowners who will welcome new residents and deliver the 2012 roster. To date, there are 14 new homeowners in Arranmore.

D) Irrigation: Harry Reeder reports that the irrigation system was shut down 10/15/12 with the onset of winter rain and it will be drained after Thanksgiving. Bill Bennington is a new member of the irrigation committee. To date, there has been no reply from TVDW regarding further clarification of "grandfathering" the existing AHOA backflow device at the well.

E) Landscape: Pat Hagen informed the board of current landscape activities: DeSantis has submitted a bid of \$29,850 for mulch/barkdust to all common areas; the landscape committee has divided AHOA common areas into 10 zones for easier management and oversight by committee members. Pat presented information regarding a Tree Inventory & Risk Assessment Program Study. This study involves overall evaluation of common area trees to include field work, satellite mapping, species identification, general condition, infrastructure damage, data tabulation, long-term care and a written report at a cost of \$3400 for the total program. The overview presented was for information only; further discussion is planned for the December board meeting. Harry Reeder asked that bids be obtained for across the board comparison before embarking upon such a project. Harry Reeder requested DeSantis inform the landscape chair when and where over/under watering is occurring and that the landscape contract

be revised (under item #4 Supplement) requiring DeSantis to report over/under watering as it occurs.

Bids have been received for tree removal in common areas for a sweet gum, maple and pine, and for pruning of a lotus tree. Motion was made by Harry Reeder to remove the sweet gum with the addition of stump grinding (\$485 previously approved), maple (\$485), and pine on pool berm (\$485) as well as pruning of lotus tree (\$250). Motion was seconded by Sue Kirkman and approved.

Discussion followed regarding four pine trees with overhanging limbs located on the berm between Arranmore and Woodlake apartments. Cost of removal of the four pines is \$2,000; a quote for trimming will be obtained.

F) Pool: The pool is now closed. Sue Kirkman outlined the requirements for closing the pool at the end of the season which include: draining the spa, winterizing with chemicals and covering. Reopening of the pool includes: uncovering, treating with chemicals and filling the spa. Each procedure is charged at a cost of \$350 by pool manager, Joe Schoen. The pool is heated during the winter to prevent freezing. An informational discussion was held regarding changing to a salt water system rather than chlorine; no decision was made.

Joe Schoen has announced his retirement at the expiration of the current contract, March 2013. A search will be conducted for a new pool manager with a contract to begin March 2013. Information regarding the open position will be included in the January newsletter.

G) Finance: The \$30,000 increase in landscape budget is for tree removal/replacement. No more bark dust will be applied through the end of this year. The \$15,000 budgeted for bark dust/mulch will apply to 2013. Treatment of all rhododendrons and azaleas' for lace bug infestation will require bids; this cost is not included in the budget so will not be done at this time. (Treatment to infected plants on homeowner property will need homeowner permission.)

A motion was made to accept the current budget with changes to Plants, Trees & Mulching to reflect the 2012 budgeted amount. Motion seconded and approved. The 2012 budget for Plants, Trees & Much was approved for 2013.

Motion was made by Ken Sumida to close the AHOA account at Bank of Oswego (due to new lower interest rate) and establish the account at another bank with a higher interest rate as well as invest in short term 1-2 year CDs. Motion was seconded by Gary White and approved.

Treasurer, Ken Sumida, recommends the accountants perform a review rather than an audit this year in order to fulfill current requirements for assets more than \$75,000. This will add approximately \$1000 to the current budget.

Motion was made by Harry Reeder and seconded by Roberta Kennedy to adjourn.
Meeting adjourned at 8:47 PM.

Respectfully submitted,
Roberta Kennedy, President