



Arranmore Homeowners Association  
HOA Board Meeting November 18, 2015

**Location:** Roberta Kennedy's house

**Attending Board Members:** Roberta Kennedy, Mike LaPorte, Tony Leineweber. Matt Lowry, Garr Nielsen, Norris Perkins, Gisela Walitzki (quorum present)

**Visitors for parts of the meeting:** Ruth Robinson, Hans Walitzki

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

### **Approval of Minutes**

Garr made the motion to approve the October 2015 minutes, second: Bobbie, all in favor – the minutes were approved.

### **Pool Facility**

Garr reported the winter season had started with 22 families participating, nine more than last year.

The pool heater broke in the last week of the summer season. Hans pointed out that this heater has several issues. It was not designed for commercial use. Residential pool heaters often last only 4-5 years, we used it for 8 years in a more demanding application. A weak point is the burner design; moisture cannot evaporate. The rust and corrosion inside has built up over a long time according to photos he showed. Also, there was no bonding wire installed. The installation manual requires all metal parts electrically grounded to avoid corrosion. All these factors, some preventable, have resulted in a shorter lifespan.

Hans received quotes for repair or replacement of the broken heater.

Apollo Pool Quotes:

Repair: \$2,650

Replacement with similar model: \$3,762

Replacement with better model (Raypak): \$3,675

His recommendation is to go for the commercial heater. A repair of the broken heater would not make a lot of sense due to the high cost. The pool committee needs to decide how to go forward, and if project management by LVS for a 10% additional fee is desired to prevent installation mistakes that could reduce the new heater's lifespan.

The deck replacement was postponed, maybe to 2017/18 – with minor repairs the deck should last a few more years.

### **Irrigation**

Garr reported LandCare will pull the filters and shut down the system next week.

## **Architectural**

A couple of homeowners are in remodeling now. Mike requested an addition to the Arranmore Architectural standards as 4.01 and made the motion to add:

*Owner, his contractor or any other person associated with construction or remodel of the Living Unit must secure and maintain a dumpster or other construction waste container to keep the construction site clean and maintain an organized appearance. Such container must be removed within one week of completion of the project.* Tony second, all in favor – motion was approved and will be added to the standards.

## **Reserve Study**

Ruth reported the Reserve Study Committee met and received the budget proposal from the Landscape Committee, but still needs information from the Pool Committee to finalize the draft. Missing numbers are needed asap to determine if change is needed in our 2016 capital assessment. With numbers now in the total amount budgeted for capital expenses would be \$30,300, resulting in a deficit of \$1,552 in the capital budget. The operating budget surplus of \$9,010, less the capital budget deficit would result in an overall budget surplus of \$7,458.

Ruth was very confident that changes will not be material, and she suggested approval of the Reserve Study component list not to exceed \$420,000 and approve also the capital budget expense not to exceed \$30,300.

Garr made the motion to approve the Reserve Study under above given number restrictions, Tony second, all in favor.

## **Finance/Budget**

An approved 2016 Budget is needed to finalize the HOA fees for next year.

We would need to meet in December, and it would be helpful to receive the proposed budget in advance.

The appeal for the house in foreclosure is still ongoing, the State Court of Appeals now deals with it. The homeowner has requested an extension to file his opening brief. Both sides need to file their briefs, the judge will review it, and there will be oral arguments at some point.

## **Landscape**

The committee members had two meetings and finished their budget, which is \$5,500 less than for this year. They also met with LandCare to review the contract. The rates will stay the same for 2016, but can change with a 45-day notice. It was talked about specifications, courteous staff, great job with mowing and blowing, but some problems with pruning and weeding. A solution for those could be to divide the neighborhood into quadrants.

Some sod was removed between the Kirkman and Jensen houses, it was always too wet.

Mike and Bobbie walked the sidewalks, and found some areas with roots coming up again, also some areas with excessive moss. Bobbie will buy some more safety cones and set them up to warn and to prevent tripping/sliding. We don't want to remove moss with Zink sulfate; it is toxic to wildlife and could trickle down into the wetlands. Clear Water Services ask us to not use such product. We power washed some of those areas, but it is a never-ending task. There are especially two areas where we need to cut out roots and/or put down more paving.

During the heavy rain on Halloween several storm drains were clogged with leaves and some cul-de-sacs were under water. Helpful neighbors stepped in and removed the leaves to let the water drain.

The two circles are planted, irrigation is installed. Kyle Fletcher is preparing the final invoice; Ruth and Bobbie had helped planting.

There are some complaints about a backyard. The bylaws say properties have to be maintained with no trash visible. Bobbie will send a letter with the CC&R's and landscape rules and ask for clean up.

The Leinwebers have submitted a landscape plan, the committee has no recommendation yet, but the plan looks beautiful. Their submission for the architectural change was removed.

Bobbie made a motion to meet in executive session to discuss planning for our landscape contract plans during 2016 for 2017 and the condition of a resident's truck., Tony second, all in favor.

#### **Executive Session 8:06 – 8:16 pm.**

Regarding the unsightly vehicle Mike made the following motion:  
We will send an e-mail and registered letter to a Homeowner to request the vehicle parked in the driveway to be removed or parked in the closed garage, the board determined it as unsightly. Also the fence on this property needs to be repaired and the garage door painted. We will set a date of 30 days to remedy those external appearances. Matt second, all in favor.

#### **New Business:**

The board will also send an e-mail to ask homeowners not to feed ducks or birds on common property, the food attracts rats, which are present due to the last warm winter.

The meeting was adjourned 8:22 p.m.

Respectfully submitted,  
Gisela Walitzki, Secretary