



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

AHOA BOARD MINUTES - October 10, 2011

Recorded by: Roberta R. Kennedy

Call to Order: The meeting was called to order by Harry Reeder, President, at 6:30 pm at the home of Roberta Kennedy – 7165 SW Arranmore Way

Present: Harry Reeder, Candace Coleman, Kersten Broms, Danielle Wissmiller, Ken Sumida. **Absent:** Jan Lindsay and Dick Lindsay

Opening comments: Harry Reeder. Harry wished to recognize the contribution that Ruth Robinson has made over the years to Arranmore landscaping. He plans to write a column of recognition for Ruth and others, for their service which will be included in the next AHOA Newsletter.

Approval of Minutes for September Meeting: Minutes unanimously approved as corrected.

Unfinished Business:

1. **Budget** – Ken Sumida, chairperson. A reminder to board members and/or committee chairperson to submit budgets. Plans are to vote on the budget at our next board meeting or in December. Roberta Kennedy, ARC chair will accept responsibility to submit budget for paths/sidewalks. It was generally accepted that the maintenance of the paths/sidewalks fall under the ARC.

Committee Reports:

1. **Hospitality** - Candace Coleman, Chairperson. She handed out a list of 3 new residents. She announced that she plans to retire from the AHOA board after her present term ends.

2. **Finance** – Ken Sumida, Chairperson. Discussion followed about the process of preparing the next Reserve Study.

3. **Pool** – Danielle Wissmiller, Chairperson. The Pool is closed for the season. No report.

4. **Architecture Review Committee (ARC)** – Roberta Kennedy, Chairperson.

a. New resident, Cheryl Griswold, will be replacing the sidewalk in front of her house (Arranmore Way) in the near future. The contractor is responsible for contacting Wash. Co. for permits and final inspection.

b. R. Kennedy was instructed by the AHOA board at the last meeting to research the cost of removing an existing cul de sac island and replacing it with concrete (colored, stamped, multi-pattern). The research is the result of parking/traffic and possible emergency difficulties occurring at the turn-arounds, especially when a car is parked in the circle. A preliminary cost sheet was handed out describing the various requirements/cost. Discussion followed. Harry will obtain the present code requirements.

c. Kersten Broms pointed out a homeowner's garage door that is in poor condition. Roberta Kennedy will look into it.

Unfinished Business, continued

2. **Parking.** Discussion pursued regarding resident(s) car(s) parked continually/permanently parked on the street. Other homeowners have contacted the board regarding the situation. The Parking Policy was reviewed. Roberta Kennedy will contact two homeowners regarding their street parking as well as contact a homeowner regarding excessive speed. Danielle Wissmiller provided a background for the Parking Policy adopted by the board a few years ago. Harry Reeder reported that according to Washington County traffic supervisor, we can request NO PARKING signs placed on our streets.

3. **Job Descriptions** – Harry Reeder. Board members and/or committee chairs should submit their revised job descriptions by the next board meeting.

Committee Reports, continued

5. **Landscape (ALC)** – Kersten Broms, Chairperson.

a. There is approx. \$11K of landscape funds that have not been spent.
Discussion.

b. DeSantis is satisfied with the present budget and has indicated that they would like to renew for the next year. The contract is for one year. The ALC will bring the contract to the board for approval.

c. Pool house. There is a possibility that a few shrubs will be taken out and replaced.

d. New planted area (lot 61) on Arranmore Way. Discussion followed regarding the placement of plants and the existing irrigation heads.

e. Kersten presented and discussed the most significant drainage problem areas, as requested at the last board meeting. Danielle Wissmiller provided the history of the area adjacent to her home and her neighbors. Kersten and committee presented via email before the board meeting corrections proposal costs for all three area, settling on DeSantis to do the work. Discussion and questions followed.

f. Candace Coleman was unable to remain for the rest of the meeting.

g. Ken Sumida moved that we approve the repair/drainage improvement located north of the pool house on the walkway. Discussion followed. **It was moved and seconded that the ALC proceed with work.** Four votes in favor, one vote against. **Motion carried.**

h. Kersten, at the request of Harry Reeder, presented a preliminary Arranmore Drainage Policy. A copy was given to each attendee. The board was instructed to review the policy and prepare for discussion and possible approval at the next board meeting.

i. A prepared statement by Jan Lindsay regarding drainage was presented to each board member.

6. Irrigation – Harry Reeder, Chairperson.

a. There have been three major breaks and several minor leaks all year.

b. The old Toro rotor heads are in the process of being replaced with Hunter units.

c. The AHOA irrigation system will be turned off shortly. The usual time for this event is mid October.

Meeting adjourned. Next AHOA board meeting scheduled for Nov. 7 at 6:30 pm.
Meeting Place to be announced