



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

Arranmore Homeowners Association Board of Directors Meeting
Monday, October 8, 2012
Location: Harry Reeder, 7079 SW Arranmore Way

Present: Sue Kirkman, Harry Reeder, Ruth Robinson, Ken Sumida,
Gary White, Jan Lindsay, Dick Lindsay, Reserve Study Chair

Absent: Roberta Kennedy

Guests: Duane & Maxine McComas, Gisela Walitzki

Call to Order

The meeting was called to order at 6:30 PM by Vice President, Harry Reeder.

Opening Business

Minutes of the September Board Meeting were approved as corrected. Motion was made by Jan Lindsay and seconded by Gary White; motion passed.

Committee Reports

- A. Reserve Study** Dick Lindsay reported that Western Architectural conducted an on-site inspection September 20, 2012. Committee chairs accompanied Justin Barnhart from Western Architectural on an inspection of AHOA assets. Significant findings were noted. The completed study will be presented for Board approval when available.
- B. Architectural Committee** New home construction will begin on the vacant lot on Arranmore Way; completion is scheduled for spring 2013. Harry Reeder sent the pre-building information long-form to the homeowners for completion. Pathway heaving damage due to tree root growth located off of Wexford Place was presented for discussion. Four options were presented: 1) grind offending roots, repave section with asphalt; 2) fill pathway cracks; 3) remove this section of asphalt pathway; 3) remove the tree; 4) take no action. Motion was made by Ruth Robinson to remove the pathway at a cost of \$950; seconded by Gary White. Discussion followed; motion did not pass. Motion was made by Jan Lindsay and seconded by Sue Kirkman to: 1) remove the tree and grind damaging roots, 2) repair/repave the pathway; 3) replant with suitable shrub or tree. Discussion followed; motion passed unanimously. Discussion followed regarding updating architectural application forms to include establishment of homeowner property lines before home improvements/building construction or fence construction begins.

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- C. Communication/Newsletter** The next newsletter will be distributed late October. Consideration is being given to creating an AHOA homeowner email list in order for the board to communicate with residents. This would be a private list, with sole use by the AHOA board, preserving the privacy of each homeowner's email address. It would be possible to email the newsletter rather than hand-deliver the paper copy.
- D. Finance** September financial reports have been sent to each board member by Treasurer, Ken Sumida. Budget worksheets have also been sent to all board members with completion requested by November 1, one week before the November 12, 2012 board meeting. The Treasurer will be meeting with each committee chair to answer budget questions prior to the November meeting with a final 2013 budget vote to take place at the December 2012 board meeting.
- E. Hospitality/Membership** Secretary, Gary White, reported requests for an updated roster. It was decided that the current policy of publishing one roster per year in March will be followed; next homeowner roster will be available March 2013. The committee is re-organizing the process of contacting and welcoming new residents.
- F. Irrigation** According to Harry Reeder, Irrigation chair, Tualatin Valley Water District (TVWD) has agreed to disconnect AHOA from their system at no charge. Resident overwatering has become an issue in Arranmore. Part of our water rights indicates the wise and efficient use of irrigation water. The board plans to be more diligent in educating residents in efficient watering and irrigation practices, to be less wasteful and avoid over-watering lawns. We need to reduce water use and keep Arranmore green. This organized effort will begin early spring 2013.
- G. Landscape** Ruth Robinson reported that a bid for bark dust is forthcoming with the process to begin after leaf blowing is complete. The committee will present a 2013 landscape plan for the board's review, discussion, and decision which will include a proposed 2013 budget.
- H. Pool** Sue Kirkman reported a good year at the pool with the exception of continued non-resident use and a problem with homeowners handing out pool codes. It is important that homeowners accompany guests when using the pool. There were no pool accidents this year. Sue participated in the Reserve Study walk-through. Pool house maintenance will be done now that the swim season is over; a leak was discovered which will require gutter and flashing replacement/repair.

Future Board Meeting dates: November 12, 2012 and December 10, 2012 at the home of Roberta Kennedy.

The meeting was adjourned at 7:45 PM.

Respectfully submitted,
Gary White, Secretary