



Arranmore Homeowners Association
HOA Board Meeting October 14, 2015

Location: Roberta Kennedy's house

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

Absent Board Member: Norris Perkins

Visitors for parts of the meeting: Ruth Robinson, Heidi Leineweber

Matt Lowry called the meeting to order at 7:10 p.m.

Approval of Minutes

Tony made the motion to approve the August 2015 minutes, second: Matt, all in favor – the minutes were approved.

Reserve Study

Ruth requested input from the committees regarding budget numbers for the study. We have a great record for being financially well covered. Last year the landscape committee added line items for the dying pine trees and the pool committee for upgrades of the pool house. The finance committee will meet in November.

Architectural

Heidi Leineweber presented a plan for upgrading their porch and changing some landscaping. It was recommended she submit this plan to the architectural and landscape committees for approval as stated in our guidelines.

Pool Facility

Garr reported the pool heater has serious issues, it broke down at the end of the summer season. Water leaked inside and it may need to be replaced. When bids are in it may be decided to replace both heaters (pool and spa) due to their age.

The replacement of the joints for the deck is complete. The total project was \$695 above the original estimate (which had already been approved by the board.)

Garr made the motion to approve this additional expenditure, Matt second, all in favor (Gisela abstained from voting.)

Further Hans had expressed he would like to keep the spa/sauna open for the winter for the whole community without any extra charges, covering it from the budget and savings we had during the summer. Garr said out of fiduciary responsibility he is not feeling comfortable to recommend this proposal with significant repair coming up. The proposed winter project was discussed and

Garr made the motion to keep the spa/sauna open for paying members, if 20 homeowners give a \$150 check. Matt second, all in favor (Gisela abstained from voting.)

There was unanimous consent that the facility rules for the winter season should be the same as for the summer season.

Garr made the motion to send an e-blast regarding the winter season, and the facility rules. Matt second, all in favor.

The fence for the recreational facility needs to be power washed and stained. The pool committee will look into this and into ideas for the pool house for coming years. No major expenses for the facility expected for the rest of this year.

Bobbie reported the pool party was a successful event and very well attended. The catered food was much appreciated and very well received.

Irrigation

Garr reported True Green gave an estimate of \$1,800 - 2,000 for all necessary work repairing and adjusting sprinkler heads in common areas. The worst heads with the highest priority were fixed for the \$1,150 we had left in our budget, but more work is necessary next year.

This summer was very hot and we used a huge amount of well water. Maintenance is more expensive than in previous years when Bill Bennington (thank you, Bill!) maintained the system as a volunteer for free. The sprinkler system in the common area was running up to 21 hours per day. We should consider to determine how much we water, and consider sustainable ways to maintain our common lawns.

Finance/Budget

Tony provided the expense report, up to date we have again a positive year.

The case of the property in foreclosure was transferred to a different law firm, now a litigation firm – Tony will give an update next month.

Tony is researching cost for insurance against cyber attacks. This is not expensive and would protect us for our online banking

Landscape

Bobbie reported ten red pines with bark beetle infestation were cut down, most of them at the Woodlake berm, expenses were covered through the budget. The work was completed in one day. We are finished with planned tree cutting for this year and the landscape committee will start plan for tree replacement.

In the next 10-12 years we will need remove 47 more red pines, they are all infested. Expenses will need to be line items in the capital budget, estimated total for the work is \$35,000-45,000.

The committee is replanting two islands, with \$4,500 from the current budget. A professional landscaper drafted the plans, and Ruth and Bobbie are in the process of picking out plants. Brick & Barrel will add soil and replant, and we will add three rocks to the island at the neighborhood entrance.

The landscape expenses will stay in budget, \$17,000 for this year for trees and plants and will be lower next year, close to \$15,000

New Business:

None

The meeting was adjourned 8:33 p.m.

Respectfully submitted,
Gisela Walitzki, Secretary