



DRAFT – NEEDS BOARD APPROVAL

Arranmore Homeowners Association
Board Meeting October 12, 2016

Location: Roberta Kennedy's residence

Attending Board Members: Andrea Zalaznick Burdick, Matthew Lowry, Roberta Kennedy, Renata Lanari, and Gisela Walitzki (quorum present)

Absent: Devin Barr, and Tony Leineweber

Also present: Ruth Robinson, Norris Perkins (for part of the meeting), and Ken Sumida

Matt Lowry called the meeting to order at 6:48 p.m.

Approval of Meeting Minutes

Matt moved to approve the meeting minutes for the 9/14/16 meeting, Andrea seconded, all in favor.

Landscape

The LC created landscape budget for 2017, it was submitted to Tony and Ken. Hans gave input for the irrigation budget, which was also submitted.

Weekly leaf removal during fall will include the following: front yards and driveways, side yards that are contiguous to common areas, streets and storm drains, and common areas. We should send an e-blast asking neighbors to keep an eye on the storm drains when it rains heavily the next couple of weeks – they easily clog up with leaves and we had several areas heavily flooded, especially on cul-de-sacs.

The LC will propose to deep-root fertilize trees in common areas. A sweet gum broke in half and needed to be cut. More work orders will follow for some tree work, as for cutting back limbs, and thinning out branches before the winter.

Architectural

The AC looked into necessary repaving common pathways in many areas. Norris is requesting estimates, unfortunately not many companies are willing to bid. They say the project is too small, estimated 145 feet, only two contractors wanted to submit a bid. Norris recommends to spray paint the areas needing repaving, so the bidders have a better picture for their walk-around to assess scope of work. We have currently \$11,000 budgeted for this kind of work.

Communications:

Andrea reports the Communications Committee worked on a timeline for the vote amending/restating the governing documents. There was consensus to submit ballots in spring and give homeowners another opportunity to ask questions. The CC needs to finalize if this should happen at the Annual Meeting in April or even earlier. Voting will end a week after the annual meeting, and Kevin Harker has agreed to be the independent observer for

opening and tallying the votes. If the updated documents get adopted he will also submit them for recording to the County.

Rena recommended to evaluate what communication tools neighbors prefer (paper? E-mail?) and how they stay updated to know about board work. She suggested sending a survey and ask for input regarding what we could do to improve communication.

Finance

Ken reported for Tony that all committees submitted their budget plans for 2017 and the numbers will be finalized for the November meeting

Pool

Matt reported for Devin that the pool heater is already shut down, but the facility is still open for all neighbors. Actual spending data from the two previous years show that the current pool budget will cover a winter season. We can keep the spa and sauna open for all neighbors again without a special charge for the winter.

The meeting was adjourned 7:48 p.m.

Respectfully submitted,
Gisela Walitzki, Secretary