



# ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE  
PORTLAND, OREGON 97223

## **Arranmore Homeowners Association Board of Directors Meeting Minutes Tuesday, September 4, 2012**

**Location: Roberta Kennedy's home**

**In Attendance:** Roberta Kennedy, Dick Lindsay Reserve Study Chairman, Jan Lindsay, Harry Reeder, Ruth Robinson, and Ken Sumida.

**Absent:** Sue Kirkman and Gary White.

**Guests:** Bill England, Hans and Gisela Walitzki, and Trudy Wilhelm.

### **Call to Order**

The meeting was called to order by President Roberta Kennedy at 6:31 PM.

### **Opening Business**

Minutes of the July Board Meeting were approved as corrected.

### **Committee Reports**

Architectural Committee Roberta Kennedy reported that 33 applications have been approved by the Architectural Committee since March, 2012.

Bids of \$5,044 from Eastside Paving and \$11,430 from Coast Paving have been received for crack sealing and repaving 1,200 square feet of pathway at 6 locations. Roots will be ground prior to repaving in locations where trees have been removed next to the pathway.

Communication Jan Lindsay indicated that reports from board members and committee chairs will be needed by the end of September for the October 15, 2012 newsletter.

Reserve Study Committee Dick Lindsay reported that he and Kevin Keljo have met to consider three proposals to conduct the 2012 Reserve Study and are recommending Western Architectural whose bid came in at \$1,176 to complete an onsite inspection and annual maintenance plan.

Harry Reeder moved to accept Western Architectural's proposal with a cap of \$1,500. Ruth Robinson seconded the motion which passed unanimously.

CC&R and Bylaw Revision Committee Ruth Robinson reported that the committee, composed of Ruth, Roberta Kennedy, and Ken Sumida, have electronically documented Arranmore's governing documents. Some minor but obvious updates have been made.

Finance Ken Sumida has distributed July and August financial statements to all board members. A settlement has been reached on dues owed on a foreclosed house. A charge of \$1,298 will be made to the bad debt reserve. Another homeowner owing \$14,000 has declared bankruptcy; however, our attorneys believe some funds will be collectable.

To date, legal and accounting expenses of \$6,479 have been incurred; the amount budgeted was \$3,700. These are primarily legal expenses and do not include accounting fees which are expected to be \$1,500 to \$2,000.

Budget worksheets will be prepared this month and input from board members is requested to be returned to Ken by the next board meeting date, October 8, 2012.

Hospitality / Welcome Gary White has asked for assistance in welcoming new residents into the neighborhood. Dorene Fehnel and Virginia Grubb have expressed interest.

Irrigation. Harry Reeder noted that a number of brown spots have appeared in common areas where water coverage has been inadequate. Abel Irrigation has adjusted sprinkler heads to correct the issue. In addition the zone 3 controller was not working properly for a period of time - several sprinkler heads were not operating correctly - and the system had 2 leaks which were repaired.

Bids were received from 2 plumbing companies for a backflow prevention device at the connection with TVWD for the AHOA irrigation system. Bids ranged up to \$21,895.

Harry Reeder moved that we remove the existing backflow assembly with thrust protection at a cost of \$2,500. Jan Lindsay seconded the motion which passed unanimously

Landscaping Ruth Robinson reported that her committee has divided the common area into 6 zones with each committee member assigned responsibility for a zone.

Compliance letters have been sent to 2 residents regarding weeds on their property. Homeowners will have 30 days to respond.

There is a great deal of tree trimming to do on a budget that is currently overspent. Discussion is in progress on a major redesign of the front berm bordering Oleson Road. This is being considered for next year's budget.

At a recent seminar, Vail Fotheringham recommended consideration of placing trees within the operating budget as a contingency expense that could be carried forward.

The following motions were presented and passed:

Roberta Kennedy moved that we accept a bid from Eastside Paving for \$5,044 and budget \$5,500 for pathway repair and replacement with work to be completed by December, 2012. The motion was seconded by Harry Reeder and passed unanimously.

Ruth Robinson moved to spend \$2,500 for tree trimming. The motion passed with Jan Lindsay dissenting.

Pool A 4-inch yellow strip has been painted on the step from the pool house to the pool deck.

A barkdust fire occurred at the front entrance of the pool caused by a discarded cigarette in the landscaping. No smoking will be allowed within 25 feet of the pool house to discourage a reoccurrence. This will be added to our pool house rules as well as posted at the entrance.

An Italian theme is planned for the September 15, 2012 pool party. Drinks will be provided by the AHOA beginning at 5:30 PM with dinner at 6:00 PM.

The drinking and foot cleaning faucets inside the pool area will be repaired next year. More chaise lounges have been purchased for the pool.

#### **Meeting Dates:**

The next board meeting is scheduled for October 8, 2012 at the home of Harry Reeder. The following board meeting dates were set: November 12, 2012 and December 10, 2012, both to be held at Roberta Kennedy's home.

#### **Adjournment**

The meeting was adjourned at 8:32 PM by President Kennedy.

Meeting minutes prepared by:

Dick Lindsay, Acting Secretary  
Arranmore Homeowners Association