



ARRANMORE

Arranmore Homeowners Association
Board Meeting September 14, 2016

Location: Andrea Burdick's residence

Attending Board Members: Devin Barr, Andrea Burdick, Matthew Lowry, and Gisela Walitzki (quorum present)

Absent: Roberta Kennedy, Renata Lanari, and Tony Leineweber

Also present: Ruth Robinson, Ken Sumida (for financial part of the meeting)

Matt Lowry called the meeting to order at 7:03 p.m.

Approval of Meeting Minutes

Matt moved to approve the meeting minutes for the 6/8/16 meeting, Devin seconded, all in favor.

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Financial

Ken requested for Tony that committee chairs submit their budget numbers for 2017 latest in September to give Tony enough time to submit a budget draft for the October meeting and approve a final budget at the November meeting.

Irrigation

Matt noted that in the last two years use of well water is still very high compared to previous years. There could be one or several leaks in the system. Attempts to find it were inconclusive. With the irrigation season ending soon, troubleshooting needs to continue in the spring.

Communications:

Andrea reports the Communications Committee meets again next week, she will ask Joe to send out an e-blast to invite homeowners to join.

Governing Documents Update:

Ruth met with several homeowners who had questions and/or expressed concerns about changes and wording in the last document versions. She submitted several questions to the board to decide on and would like to draft final document proposals. The attending board members voted unanimously on the following (vote result in red):

Bylaws:

Article IV 4.2 Special meetings.

Decision: **Keep the number from the original document (25%)**

Article IV 4.4 Quorum.

Decision: **Keep the number from the original document (60%)**

Article IV 4.7 Action without a meeting.

Section 4.7 has been rewritten to clear up confusion.

Decision: **Change to the new language from 9/14/16 draft.**

Article IV 4.8 Electronic Voting.

Decision: **Add Electronic Voting option to the document and keep the full description from the 9/14/16 draft.**

Article V, Board of Directors 5.1.

Decision: **Regarding who can be a board member: do not change the language from the original document.**

Article VI, Meetings of the Board 6.5 Expand on meaning of “participate” to include “discussion, deliberation or voting.”

Decision: **Leave the wording from the 9/14/16 draft.**

Article VI, Meetings of the Board 6.5 Add new wording allowing member to address board on a specific subject before the Board business meeting is convened.

Decision: **Add suggested new wording from the 9/14/16 draft.**

Article X, Assessments 10.1

Decision: **Keep existing language from the original document.**

CC & R's:

Article IV, Section 3, E: The right to dedicate streets is deleted because all streets have already been dedicated.

Decision: **Delete street dedication language.**

Article VIII, Recreational Facilities, Section 1: Maintenance moved to Article IX, Maintenance.

Decision: **Move maintenance to Maintenance Section.**

Article XII Section 3: Extension of CC&R's

Decision: **Delete highlighted section and apply the text of the 9/14/16 draft.**

Membership Voting to Amend Governing Documents:

The board discussed electronic voting and voting with a paper ballot. To ensure privacy and also for record keeping purposes Gisela recommended using secret paper ballots, and opening and counting should be in the presence of an independent, neutral observer. Gisela made the motion to use a secret paper ballot for this vote, Matt seconded, all in favor.

Further timeline for this project will be discussed at the Communications Meeting next week.
The meeting was adjourned 8:03 p.m.

Respectfully submitted,
Gisela Walitzki, Secretary