



Arranmore Homeowners Association  
Board Meeting September 13, 2017

**Location:** Arranmore Pool House

**Attending Board Members:** Matt Lowry, Norris Perkins, Joe Taylor, and Gisela Walitzki (quorum present)

**Absent:** Andrea Zalaznick Burdick, Devin Barr, and Michael Great

**Homeowners Present:** Hans Walitzki (for irrigation part)

**Matt Lowry called the meeting to order at 7:01 p.m.**

### **Approval of Meeting Minutes**

Matt moved to approve the August 2017 minutes, Tony second, all in favor.

### **Irrigation**

The Arranmore well pump failed two weeks ago and unfortunately we needed to install a new pump. The old pump was marked with a twenty-year life span in our capital reserve fund – and it only lasted 10 seasons. The new Grindfoss pump with a Hitachi motor is of better quality than the previous; also the well pipe is now of galvanized steel, the previous cast iron pipes were very corroded.

Hans discovered after several tests there was an electrical short in the motor. This AC induction motor can only fail when it overheats – the motor usually sits in water, so it shouldn't have overheated. The only conclusion for overheating is lack of water, when the water level must have dropped below the pump level. This was the driest summer in decades. He had conversations with Harry Reeder, who agrees there is no other reason for the pump's failure. Norris and Hans agreed that more regular maintenance is needed, but LandCare's missing out on contracted work was not the root cause for our pump's failure.

We will ask our pump company to perform a flow test and measure the water level at various flow rates; they have the necessary tools. For a short term solution to protect the new pump from overheating Hans suggested to change the start time for HOA irrigation to 9:00 a.m. – assuming the close by golf club doesn't irrigate during daytime.

Norris mentioned that some areas require more water than others, so it would be a good idea to alternate those circles. Hans explained we would need to switch many wires in the system to change the irrigation sequence; unfortunately this would be a lot of work. The controller also doesn't allow the program to pause between the zones to give the water level a chance to rise. The whole cycle runs about 6 hours per day, and the software doesn't allow reprogramming. We may need a newer motor controller that can automatically stop the pump when the water level gets too low.

Our expenses for electricity are on budget; we used the same amount of power and water as last year.

The common areas had many dry spots, it seems the pump had already dry spells during the summer; electricity use shows in retrospect that the pump was not running at full power in August.

We still need a lot of fine tuning for many private irrigation systems: there are still several houses with huge amounts of irrigation water running down sidewalks and streets and some irrigation systems are

programmed to run way too long.

**Landscape**

Norris reported that moss on the pathways would be treated when the season becomes more damp/rainy. LandCare will also cut some tree roots before they damage pathways. We are also waiting for a quote to replant the island in a turnaround on SW Chapel Ct. with foliage that doesn't require that much water.

**Finance**

Joe stated we have to prepare our 2018 budget next month. Michael had mentioned at the last meeting that we don't have anything budgeted for pool furniture, we should look into this. Our capital budget is still in good shape, even with the expenses for the new pump.

The meeting was adjourned at 7:47 p.m.

Respectfully submitted,  
Gisela Walitzki, Secretary