



Arranmore Homeowners Association
Board Meeting Sept 18, 2018

Location: Arranmore Pool House

Attending Board Members: Andrea Zalaznick Burdick, Devin Barr (7:04), Michael Great (7:05) Norris Doug Stiles, Joe Taylor and Gisela Walitzki (quorum present)

Homeowners: Pat Hagen (leaving at 7:29)

Andrea Zalaznick Burdick called the meeting to order at 7:01 p.m.

Approval of Minutes:

Andrea moved to approve the August 2018 minutes, Norris second, Joe abstained due to not being present at the August meeting, all other in favor.

Landscape

Trees at South Berm

Pat Hagen presented an LC proposal for extensive work on the Oleson Road South Berm, supported by a bid from LandCare. It includes work on 15 trees, removal of five of them, and Norris explained all those issues were already noticed two years ago and postponed for a while, all of the work is appropriate. This year's reserve fund has budgeted \$5,000 for the project. Joe made the motion to accept this proposal, Doug second, all in favor to have LandCare do the work.

Landscape Chair/Board Vice President

Norris had requested to leave the position of Landscaping Chair and Doug would be willing to chair the LC. Andrea made the motion to support this change and nominate Doug becoming chair of Landscape, Norris second, all in favor.

Andrea made also the motion to nominate Norris as Vice President, Joe second, all in favor.

President's report:

Our lawyer had sent via e-mail the first request for discovery in the ongoing lawsuit, which documents we need to provide.

Architectural / Pool House

Michael reports a neighbor would like to propose building a noise protection wall at the berm to Oleson road. If he submits a plan and it is build on his own property the ARC will discuss it and see if it complies with our guidelines.. He may talk to other neighbors at the berm to discuss a common project for the future. Any work would definitely need ARC approval.

Michael's draft for remodeling of the pool house will be displayed at the upcoming annual social. Any comment is greatly appreciated.

Finance

Joe reported our finances look good, nothing new to report. Budget planning for the coming year

needs to happen soon.

Landscape / Irrigation

Norris noticed our sprinkler system had more pressure than ever this morning. The well pump still needs work, it was a struggle to find contractors. A sequence of steps will be taken to see what will remedy the low pressure and sometimes water shortage: cleaning the well, blowing silt out, exchanging some of the infrastructure, all step by step. We received a bid for around \$12,000 for the well cleaning and adjustment. Norris will connect with Harry and Hans to decide on the final work.

Pool

Devin reported the pool was used a lot this summer and neighbors enjoy to socialize at the facility. He recommends as phase one of the remodeling to look into buying new furniture for next summer and adding this project to the budget.

Technology and Communications

The committee met once and discussed options to transfer our website content using another program with the option to access minutes and financial documents with a special login just for homeowners. Joe S and Matt will evaluate more and start a trial run.

Social Activities Group

The No Guilt Book Club met again and had three attendees, which talked about six books.

The last Women's Wine gathering was attended by around 20.

Upcoming Saturday is the date of the annual social. It will be held rain or shine and we are prepared to erect several covers in case of bad weather. Unfortunately it also conflicts with a Ducks game...

On 10/14 Patti Pierson, daughter of homeowners and Arranmore resident is offering a free session "Let's get organized." Her friends owns a rubbish removal company and both will give some free tips to de-clutter and how to get rid of unwanted things.

New business

A resident is using the directory for business purposes, a homeowner received a direct e-mail service based on work done on the house – the homeowner feels privacy has been violated. As stated our directory is solely for the purpose of personally connecting with neighbors, and it is marked on every page that it is not allowed to use it for business. We will ask homeowners to inform us immediately if they notice misuse.

Norris will start to form a nominating committee for next year's board of director's election.

Andrea asked if there is any other business, Joe moved to adjourn, Andrea second, the meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Gisela Walitzki
Secretary