



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

ARRANMORE HOMEOWNERS ASSOCIATION
Board Meeting
October 11, 2010

Board Members Present: Ruth Robinson, Roberta Kennedy, Danielle Wissmiller, Harry Reeder, Candace Coleman, and Tara Loveless. *Absent Board Member: Ken Sumida . Resident Guest: Dick Lindsey*

Ruth Robinson, President, called the meeting to order at 7:00pm at her residence.

The revised September meeting minutes were approved.

Guest and member of the finance committee, Dick Lindsey, reviewed the Operation Expense Budget and Reserve Budget. Ruth Robinson, President, gave preliminary approval; yet final approval will come after a secondary review of the costs and expenses by each committee chair. Board members to vote on the final approval of the Operation Expense Budget and Reserve Budget, expected at November's board meeting.

Discussion was also held regarding the Reserve Study instructions and breakdown, which Dick Lindsay and the other finance committee members will review in more depth to compare with the original study. Specific items that each committee chair member will be responsible for reviewing and approving to be sent from the financial committee.

Ruth Robinson, Landscaping Committee Chair, presented the preliminary Lawn Mowing and Leaf Removal Bulletin. Upon review, the board approved the Lawn Mowing and Leaf Removal Bulletin be delivered to homeowners from the Landscape Committee. Motion carried.

The Landscape Committee will review specific homeowner complaint of front yard moss.

Ruth Robinson, Landscaping Committee Chair, also held a discussion regarding the Tree Policy and sod removal. Upon review, Danielle Wissmiller moved to approve specific areas of sod removal and tree planting be done as the landscape committee finds appropriate to help with excess water and drainage concerns. Bobbie Kennedy seconded. Motion carried.

Consensus by board members that Ken Sumida, Finance Committee Chair, will write a short article explaining delinquent Homeowner Assessment collection efforts. To be published in the newsletter.

Upon investigation, Harry Reeder, Irrigation Committee Chair, will address irrigation sprinkler spray concern of a homeowner via a letter to specific homeowner informing them that no further action by the board will be made.

Roberta Kennedy, Architectural Committee Chair, reported that approximately 300 ft of walkway clean up deemed necessary by the ARC. Danielle Wissmiller moved to allow the clean up of the walkways as discussed at the approximate cost of \$1,500. Candace Coleman seconded. Motion carried.

A review of the financial information for September 2010 was reviewed and accepted by the board.

It was reported by Candace Coleman, Hospitality Committee Chair, a list of new homeowners.

Harry Reeder, Irrigation Committee Chair, followed up on the pump motor and wiring problem that occurred. It was found that 43 ft below ground level, corrosion of the pipe and wiring had taken place. Photos of this were submitted and will be kept on file. It was also reported that the pump cover was secured and that the irrigation system will be shut down for the season after the next rain storm.

After a brief discussion, Harry Reeder moved that the Arranmore Homeowner's Association install isolation valves at the remaining 6 homeowners' yards by next spring at a cost of approximately \$400. Motion carried.

Ruth Robinson, Landscaping Committee Chair, reviewed her written report which is on file.

Candace Coleman moved for approval of the pool manager's request for a contract increase to \$6,130. Harry Reeder seconded. Motion carried.

The next meeting will be held November 8th at the home of Ruth Robinson.

Meeting was adjourned at 9:08pm.

Respectfully submitted by:

Tara Loveless, Secretary