



ARRANMORE

HOMEOWNERS ASSOCIATION

7185 S.W. CHAPEL LANE
PORTLAND, OREGON 97223

ARRANMORE HOMEOWNERS ASSOCIATION
Board Meeting
September 13, 2010

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

Ruth Robinson, President, called the meeting to order at 7:05pm at her residence.

The revised August meeting minutes were approved.

Guest and member of the finance committee, Dick Lindsey, presented a PowerPoint presentation to explain to the board why the reserve study is required, the differences between the physical and financial analysis, how the study can help the Arranmore community and its residents, the company the finance committee recommends to perform the study and the cost. Each committee member is asked to forward data and input required for reserve study analysis by October 5th to Dick Lindsey. Dick and other finance committee members will help.

Roberta Kennedy moved to hire Association Reserves Company at the discussed fee of \$349 to do the reserve study for the Arranmore community. Ken Sumida seconded. Motion carried.

A brief discussion was held regarding the definition of what common area walkways are. By consensus, Harry Reeder and Roberta Kennedy have agreed to jointly oversee the necessary repairs as needed for the asphalt walkways and AHOA common area concrete walkways. For budget purposes both will be classified as "walkways" in the Landscape budget.

Upon investigation on drainage issue, Oregon Modified Civil Rule states that "a down-gradient owner must accept the surface water that naturally drains onto his land from an up-gradient owner." Therefore, the AHA Board concluded that the Homeowners Association has no responsibility for the drainage. Ken Sumida moved that no further action be taken and Roberta Kennedy seconded. Motion carried. Ruth Robinson will send a letter to homeowner regarding this decision.

Ken Sumida, Treasurer, reviewed the financial information for August 2010 that the Finance Committee had compiled. The financial statements were accepted by the board.

Roberta Kennedy, Architectural Committee Chair, reported that all but one homeowner had responded to the ARC's exterior work request. The home discussed is deemed to need removal of heavy moss build-up on their driveway.

It was reported that approximately 65 residents attended the Annual Summer Pool Party. The board sends a special thank you to Candace Coleman for organizing this for the Arranmore community as well as a thank you to others who helped: Trudy Wilhelm, Sharon Buck, Joe Schoen, Don Morgan, Joan LaPorte and Mary McGar

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

Harry Reeder, Irrigation Committee Chair, reported on the pump motor and wiring problem that occurred. After obtaining a bid from ABS, it was voted by the board to authorize them to perform the work that was needed to fix the pump. An electrical surge was found to be the problem and the pump wiring was fixed at a cost less than what was originally expected. The pump is back in working order.

The next meeting will be held October 11th at the home of Ruth Robinson.

Meeting was adjourned at 8:50pm.

Respectfully submitted by:

Tara Loveless, Secretary