



Arranmore Homeowners Association
HOA Board Meeting
September 9, 2013

Attendees:

President: Harry Reeder
Treasurer: TBD, Norris Perkins representing
Landscape: Pat Hagen
Architectural: Mike LaPorte
Homeowners: Hans and Giselle Walitsky
Homeowner: Ruth Robinson

Harry Reeder called the meeting to order at 6:32.

President's Comments / Opening Business:

A motion to approve the August 5th Meeting Minutes was made and the meeting notes were unanimously approved with one correction to be made prior to distribution, "Virginia Grubb has agreed to pay 50% for removal of one tree."

Tony Linewebber was appointed Treasurer of AHOA Board, and will attend his 1st meeting next month.

An election was held for a new Board Member. Garr Nielson was elected to the Board of Directors in a vote of 4 to 2. A motion was made to make Garr Nielson Vice President, which was seconded and unanimously passed.

A discussion on Pool Rules was tabled as the season is nearing an end, to allow more time for the Pool Committee to finesse the proposal for Pool Rule changes. It was generally agreed that a security fob closure system on the pool would resolve most issues about unapproved pool usage. The Pool Committee should include the cost of this security system in their 2014 budget proposal in February. Pool is closed as of October 1, 2013

Resolutions – Ruth Robinson:

The Board has reviewed the past resolutions made and they will now be posted on the HOA website, and mailed to those without access. HOA Members will have 30 days to read and respond with any questions or concerns. All responses should be received by email or Pool Mailbox no later than October 12, 2013 for Board Meeting review October 14, 2013. If there

are no comments, there will be a formal vote to approve and the resolutions will be posted. This action will bring the past resolutions into accordance with the rules of Arranmore HOA.

Budget Reserve Study: Ruth Robinson, Ken Sumida and new treasurer will meet monthly on the existing 2013 and upcoming 2014 budget. Each Board Member is to submit their budget proposal for 2014, and also outline what expenses are expected in the 2013 budget year. The Budget Reserve Study should be completed in time to review and impact the final budget for 2014. The Reserve Study might include an outline of cost expenditures outside of 2014 related to drainage.

Committee Reports:

Pool: Layton and Sanel doing a great job. Chlorine test was passed. One alarm in August, someone jumped the fence and the alarm shut off automatically.

Hospitality: Planning for pool party is running smoothly.

Architectural:

A discussion ensued about the height restrictions of fences and screens. According to the AHOA Governance, the height limit is six feet high. Several examples of screens and fences higher than that were pointed out (ex, against the apartment berm). A motion was made to move to approve the fence/screen height on a case-by-case basis, as long as there is no objection by neighbors. The motion was seconded and passed unanimously.

A motion was made to clean the sidewalks near Westover Terrace, an area of sidewalk bordering common space. The motion was seconded and passed unanimously.

Listing and buying Real Estate Agents, along with potential new tenants, will now have access to Arranmore HOA Architectural Rules via request. The request form will be available on the Arranmore website. It was suggested that the Arranmore Architectural Rules should be added to the HOA CCR and Bylaws, so that the information will be automatically provided at the time of Property Title Transfer. Mike will investigate this option.

A reminder will be sent to homeowners that it is their responsibility to check property lines, and to obtain approval for architectural updates made to their home.

Landscape:

The landscape contract for Arranmore will go out to bid this fall. It was clarified that the current DeSantis landscaping contract can be terminated by either party with a 30 day notice. Should a change be made, December would be a good time to target a transition to a new company.

The first meeting was held to discuss the Front berm Redesign Project. Bids to design and build will be collected, after the Board has reviewed the initial plan. The front entry should be included in the scope of the project to maintain a coordinated visual, along with plant sequencing and irrigation.

Ken Sumida continues to work on the drainage project. Pat will send a summary report on the French Drain behind the Westmiller's house.

Miscellaneous:

The house at 6450 Chelsea was sold and the sale is now closed. David Adams is the new owner.

Hans Walitsky is asked to chair an ad-hoc committee to investigate having a professional manager run the Arranmore HOA. The company would be responsible for getting bids, managing contracts, etc.

Upcoming Events:

Next Meeting will be October 14, 2013

Meeting adjourned at 7:42.