

Design Review Committee
The Orchard Homeowners' Association, Inc.
May 13, 2015

MEETING MINUTES

The Design Review Committee met at 1:00p.m. at the home of Justice Keller. Members attending included Justice Keller, Bill Brown, Ron Blair and Greg Miller. Mary Parsley was absent.

The first order of business was to elect a committee chairman. By unanimous vote of all members present, Greg Miller was elected chairman.

We then reviewed and discussed the governing documents, history and function of the Committee. All members have, or have access to, the governing documents which include:

Bylaws of The Orchard Homeowners' Association, Inc.;

The Amended and Restated Declaration of Covenants, Conditions and Restrictions;

The Orchard Architectural Standards, Design Guidelines, and Construction Regulations.

We also discussed regulatory constraints that prohibit enforcement of policies that are deemed "contrary to public policy", such as policies that prohibit or constrain display of flags, political signs, energy efficiency measures, renewable energy and solar energy devices.

Actions of the Committee will be decided by a majority vote of the Committee, per Section 6.9 of the Declaration of Covenants, Conditions and Restrictions. Actions of the Committee will be supported by at least three concurring votes.

Ron agreed to draft an administrative outline for the processing of design review requests. This will consider the logging of design requests, investigation and deliberation of the requests, action on requests and the communications within the Committee, with the applicants and neighbors if appropriate. Ron will present this information at the next meeting of the Committee.

Justice will be "tweaking" the web site to improve functionality for homeowners and to add Greg to the distribution of design review requests.

Bill will contact counsel Hindman Sanchez for policy language regarding enforcement of covenants.

The meeting was adjourned at 3:00 p.m.

William E Brown
Secretary/Treasurer