

11/7/2013

**Orchard Homeowners Association**

Annual Meeting at Fairmount Firehouse

Board Members Present: Don Morris (President)      Tom Tiffany (V.P. & Secretary)  
Sandy Smith (Treasurer)      Jon Gault (Design Review)

Meeting Called to Order at 7:35 PM

2012 Meeting Minutes were accepted unanimously without revision.

2014 Budget expenses were presented and unanimously accepted.

Board Election Several members of the Board were vacating their offices. The following residents were elected or reelected to the Board:

Don Morris, Greg Miller, Alan Rutherford, Tom Tiffany

Without resident staffing of the Board, the Association would have to be overseen by an independent organization; which would involve higher costs and indifferent interaction with the residents. Every resident should be willing to step forward to assume a Board position. We thank those who do!!

Old Business – there was none.

New Business -

Berm Replacement Extensive discussion was held concerning the declining health of the large tree and the failing railroad tie walls. A motion was passed 12 to 2 to pursue bids (3 if possible) for the removal of the berms and to replace them with a rolling terrain and the planting of at least two trees. The cost of such efforts is not to exceed \$15,000.

Denver Water The Board was informed of the North System Renewal Project which involves replacing an old water pipe with a larger pipe. This effort is scheduled late 2015 and will affect Lots 1, 5, and 6.

Other New Business

It was brought up again that excessive vehicle speed is still a problem along Fig St. Violations can be reported by phone (303) 271-KOPS. The Board will make an effort to notify offenders that aggressive actions will be taken to ensure the safety of our streets.

There are an increasing number of homes with trash receptacles stored outside and near the front of their homes. **The Covenants section 7.5 requires restriction of trash containers from view.** The Board will address such infractions if such situations continue.

Meeting Adjourned at 8:55 PM

Attendees:

Anderson, Fowler/Mattson, J. Gault, Hamm, Miller, Morris, Smith, Rutherford, Tiffany, Wade

Proxies:

Blair, Engdahl, K. Gault, Zimmerman

Reminders:

It is the obligation of residents to inform the Board immediately of any damage to the perimeter fence. This allows for a timely consolidated claim to the insurance company that reduces the annual cost of fence maintenance.

Reporting street light outages is the responsibility of any resident noticing such outage. Reporting should be made directly to XCEL1-800-960-6235.

The Covenants for the Orchard assures the quality of living that we enjoy in this community. The Board can enforce them, but should not be expected to police the area for Covenant infractions. It is resident responsibility to notify the Board of suspected infractions. Before such notification to the Board, there should be communication between neighbors as to the problem and a determination if there are extenuating circumstances, ignorance of the Covenants, and any planned correction of the suspect situation.

Speed limit on roads in the Orchard is 25 mph.