

11/1/2012

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 7:05 PM

Pledge of Allegiance was recited.

Welcoming Message was presented by Don Morris explaining placard use for accepted proxies; that three Board meetings were held in 2012 (including addressing Covenant compliance); what board member duties were and subjects they will cover tonight; success of roll-off dumpster use and expectation of conservative usage by each resident; potential for picnic in neighborhood park at a cost of \$55; and a welcome to the community to Jeff and Dora Hart.

2011 Meeting Minutes were accepted unanimously without revision.

2012 Budget expenses were presented and unanimously accepted.

Website (ORHARDHOA.ORG) problem with oversized Covenants file was identified and resolution by breaking down this file into 5 links on the website page. Access is obtained to any downloadable link by clicking on the highlighted words.

2013 Proposed Budget was unanimously accepted. Residents were informed that the trash service company provides the roll-off dumpster at no cost for the first use per year. It would cost \$400 for any subsequent dumpster availability in a year.

Old Business – there was none.

New Business

Fence Replacement Extensive discussion was held including the following:

1. Financing options as provided in the meeting packet.
2. Concern if insurance company will keep insuring the existing fence and if the insurance costs would go down with a new fence.
3. Construction concerns in regards to community disruption.
4. Possibility of County participation in obtaining better financing rates and funding through property taxes.
5. Possibility that residents wanting to do so could pay their full portion up front and avoid interest payments.
6. Contactor warranties.

A motion to replace the fence was defeated (13 yeas-including 3 proxies, 17 nays-including 6 proxies). The Orchard will continue with the past practice of replacing fence sections as damaged.

2013 Picnic to be held at the park was approved (19 yeas-including 5 proxies, 2 nays-including 1 proxy). The necessity of having a picnic committee to organize the event was expressed. This is not a function of the Board.

Berm Removal was discussed and pictures were made available showing the area with and without the berms. A motion to remove the berms, with a removal cost not to exceed \$6,700, was defeated (12 yeas-including 2 proxies, 18 nays-including 7 proxies). During discussion, concerns were expressed with the potential negative impact on wildlife in the area if the berms were to be removed. Other safety concerns were expressed with the aging of the support structure around the berms. In answer to an inquiry, it was explained that this common area is part of a flood mitigation system and cannot be designated for any other use.

Other New Business

Proposal that any fence maintenance/replacement be done with enhanced construction. In addition, the County should be contacted for any possible assistance in fence construction.

A motion to replace the perimeter fence in common areas A, B, and C (that includes the perimeter fence bordering the common area with the berms, and that fencing facing 44th Ave on lots 1 and 53) was defeated (5 yeas, 21 nays-including 9 proxies)

Residents were reminded that excessive vehicle speed is still a problem along Fig St. Violations can be reported by phone (303) 271-KOPS.

Meeting Adjourned at 9:10PM

Attendees:

Abrams, Anderson, Blair, Colchin, Fowler/Mattson, Francisco, J. Gault, Hamm, Hansen, Hart, Kisselman, Latham, Miller, Morris, Raub, Walker, Shipman, Smith, Tiffany, Wilson, Zimmerman

Proxies:

Brada, Clark, Engdahl, K. Gault, Glanert, Lavington, Sealy, Wade, Yount

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.

Residents are responsible for securing trash to prevent high winds blowing it around the neighborhood. The Covenants section 7.5 requires restriction of containers from view. Such restriction would inhibit trash dispersal except by accident on trash removal days.

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 planned correction of the suspect situation.

Speed limit on roads in the Orchard is 25 mph.