

12/08/11 6:30 PM

Orchard Homeowners Association

Annual Meeting at Fairmount Firehouse

Greetings! Welcome to Orchard HOA Annual Meeting

Introduction of Board Members Present

Sandy Smith – Treasurer

Jon Gault – Design Review

Dan Wade – Vice President

Dan Wade (acting interim President with Aaron Bazar's midsummer exodus from the Orchard to Texas)

Meeting Called to Order by Dan Wade

Presentation of Agenda Items by Dan Wade

Past Meeting Minutes: Past Meeting Minutes were approved by homeowners.

Annual Update:

Dan gave a brief report that there had really been very little activity during the year. There was a report of some damage to the HOA perimeter fence on Lot #13 in the spring, – with the entire amount totaling about \$440.00 There was a brief discussion about the fact that due the recent wind storm –there had been reports of damage on Lot #26 as well, but the total for those repairs had not yet been received as of time of the annual meeting. Lot 1 reported damage to the perimeter fence was done by a truck from Quest sometime during the year, but the homeowner made the repairs in order to keep his dogs contained. Homeowners were reminded to please report any damage to the perimeter fence to the Board so that repairs can be ordered.

Some discussion of the perimeter fence was made, specifically mention of a bid received in 2011 from Kayne's Fence (our current provider of service) for replacement of the entire fence. This cost was estimated at \$18-\$26 per linear foot (with approx. 4,000 linear feet). There was discussion as to whether this bid was based upon "today's" dollars. Homeowners were reminded the bid provided a range of cost perhaps allowing for replacement to occur over a period of time.

It was generally discussed that the board would evaluate options for the fence and present the results at the next annual meeting.

Sandy gave an update on the new trash service that the board had approved and contracted with which will become effective 1/1/12 and last for a 3-year period.. The new trash service provider is Allied

Waste – replacing the previous provider which was EDS – Evergreen Disposal Service. Allied Waste was chosen because they gave the Orchard HOA the following benefits over our former provider.

Better Annual Rate for both trash and recycling over the entire 3-year contract

Guarantee of No Fuel Surcharges

Unlimited household waste removal

Up to 10 bags of yard waste per pick-up per house

The annual delivery of the 30 foot roll-off dumpster for a one week period for use by entire HOA for disposal of large items. Homeowners were notified that Allied Waste should be contacted directly for disposal of large items (at an additional cost) during the year and that Allied Waste would be mailing each homeowner a letter of introduction explaining in detail Allied Wastes services.

Sandy led a short discussion about the foreclosed property in the neighborhood (Lot #35) The HOA Board had decided not to file a lien on the property – due to the fact that the bank or new owner would be liable and required to pay any overdue HOA fees before accepting title – therefore the Association was protected without filing a lien.

Treasurers Report and Proposed Budget for 2012:

Sandy led a discussion about the proposed 2012 budget and what the projections were based upon on individual line items.

There were few questions regarding budget. Bob Fransisco inquired as to why his annual dues were \$312.00 for 2011, but now would only be \$288.00 assuming the proposed 2012 budget is approved. Sandy and others reiterated that our annual dues are based upon anticipated expenditures and that costs for the 2011 budget were estimated overall a bit higher than are anticipated in 2012. One item, in particular, is the reduced cost of trash/recycling removal for 2012. Homeowners were reminded that the cost for trash and recycling is a “pass-thru” cost, therefore by changing trash companies we are able to lower the overall annual dues to all homeowners accordingly. .

There was a motion, and 2nd to the motion to approve the budget. A vote was taken and the 2012 proposed budget was approved as submitted, with 15 yeas and 6 nays.

Homeowners were reminded of the website for our association. The website address is: orchardhoa.org. It is the current Board’s intent to provide pertinent information in a more timely manner via the website.

New Business:

Tom Tiffany proposed that funds held in the reserve account NOT be capped as \$20,000.00 as previously approved by homeowners, but be allowed to grow by a small degree in order to reduce the need for constant monitoring, as when interest is earned then credited to the account. He suggested

the reserve fund have a minimum \$20,000.00 balance instead. A motion was made and seconded to approve this proposal as submitted. It passed with 12 yeas and 7 nays.

Tom Tiffany made a motion to install metal handrails by the mailbox to allow safer access to homeowners. This motion was denied by homeowners. Bob Francisco indicated the company he works for may be interested in placing a bid to improve the mailbox area, perhaps by making changes that would allow the area to be leveled off (making it safer in winter) and providing a cement curb to deter damage to the surrounding area by cars.

Vote for new board Members:

Tom Tiffany (lot 17) and Don Morris (lot 25) were elected as new board members replacing Dan Knauss (lot 9) and Dan Wade (lot 47).

There was start of some discussion about the fence – but since nobody made a motion – or nobody seconded the motion brought up ... it was pointed out that according to Roberts Rules it could only be a discussion item at this time.

Jon Gault did present some information regarding the deteriorating condition of the railroad ties in central open space area (next to the mail boxes). There were basically four choices.

1. Remove the railroad ties and slope the berm
2. Stabilize the existing railroad ties
3. Remove the trees and islands completely
4. Concrete

More information needs to be gathered by the board before making a decision on what to do next.

There was a motion that was seconded and approved by the homeowners. The motion stated: All future Orchard HOA Annual meetings would be held before Nov 15 and that they would not start before 7pm. The motion was approved.

Homeowners who signed the Attendance Log:

NAME	LOT #
Julie Zimmerman	31
Don & Beth Morris	25
Bob Francisco	1
Melanie Sealy	15
Lee & Agnes Lavington	16
Tim Raub	41
Greg Miller	33
Tom Tiffany	17
Dale Anderson	11
Ron Blair	14
Kathryn Gault	3
Lou & Karen Hamm	36
Jon Gault	24
Dan Wade	27
Sandy Smith	18