

# The Orchard Homeowners Association, Annual HOA Meeting

## Meeting Minutes

Date: November 8<sup>th</sup> 2010  
Board Members: Aaron Bazar, Dan Wade, Kathryn Gault, Dan Knauss  
Subject: Annual Meeting

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- I. Meeting Called to Order at 7:02 p.m. by Aaron Bazar
- II. Presentation of Agenda Items
- III. Past Meeting Minutes:
  - Approval of Meeting Minutes: Minutes from past meetings were approved by affirmation.
- IV. Treasurer's report and Budget
  - Budget was presented describing the 2010 approved budget, projected year end expenditures and proposed 2011 budget.
  - Some minor mathematical errors were noted in the projected year end 2010 revenues (indicated as 21952.37 rather than 21943.49) and proposed 2011 revenues (17444.68 rather than 17369.68)
  - 3791.00 was indicated as the amount carried over from 2009.
  - Discussion of the specific budget items (e.g. number of people with recycling, need for a summer picnic, etc.)
- V. Committee Reports
  - Ad hoc fence committee report
    - Greg Miller reported that there was no pursuit to change covenants regarding the perimeter fence at this time
    - Committee did not pursue query of all homeowners regarding fence ownership
- VI. Common area
  - There was a broad discussion of the flood plain and the common area continuing the discussion from 2009.
  - Flood retention pond may not meet requirements
    - Homes are not in a 100 year flood plain because retention pond is to take care of a 100-year flood.
    - However, the berms/retaining walls are not part of a proper retention pond and could hinder its operation if the walls fail
- VII. Fence and grounds
  - 10 mowings during summer, mowings were put on a 2 week schedule
  - expect to spend an additional ~\$2500 on fence repair before the end of the year.
- VIII. Budget ratification vote.
  - No discussion. Vote: 21 votes yea, 0 votes nay
  - Budget approved
- IX. Vote for New Board Members
  - John Gault and Sandy Smith volunteered to serve on HOA Board
  - Approved by affirmation
- X. Open forum
  - Summer picnic
    - Ron Blair volunteered to head a group to plan the summer picnic
  - General discussion of the clean-up and maintenance of area along Flora
    - The area is much improved
  - Question regarding long-term parking of vehicles
    - After 72 hours can call the county

- Vehicles must have valid registration
- Homeowners requested a letter be sent by the Board to long-term parking of vehicles along the road.
- House (lot 40) painted yellow in violation of approved colors
  - Homeowners request that a letter be sent by the Board to notify resident that the colors are not in line with design review.
- All homeowners are reminded that landscape and architectural designs must be approved - includes painting, etc.

Meeting adjourned at 8:11 p.m.

Respectfully Submitted  
Dan Knauss  
Secretary