

The Orchard Homeowners Association, Board of Directors

Meeting Minutes

Date: April 2nd, 2009
Present: Aaron Bazar, Dan Wade, Kathryn Gault, Dan Knauss, Melanie Sealy, Russ Sealy
Subject: Board of Directors meeting

- I. Meeting Called to Order by Aaron
- II. Presentation of Agenda Items
- III. Treasurer's Report:
 - Taxes have been filed. One resident has to pay last payment of dues. Only one resident took advantage of splitting the payment of dues.
 - Expenses paid for back dues, filing fees, and attorney fees out of closing on foreclosed home.
 - \$12,050 paid for fence repair costs, \$10,400 from insurance
- IV. Fence Report:
 - Damage during storm from the last week of December: 57 posts were repaired. 215 ft. of fence was replaced on lot 39.
 - Discussion about fence issues and contractor issues with resident concerns related to work done in backyards without notification.
 - There was a resident complaint about the quality of the fence repair. A request for re-repair will be made with the fence contractor.
 - The board will get bids for fence replacement to know the costs of complete replacement.
 - Lot 13 has a dead tree that has damaged the fence.
 - A resident has requested to personally replace a section of perimeter fence surrounding his property. The board discussed ownership and would consult further with the resident, but did not feel that allowing residents to personally replace sections of perimeter fence was prudent at this time.
- V. Landscape and Architectural Report:
 - General discussion of door replacement requests.
 - General discussion of boundaries in design review.
 - The cracks in the road surface throughout the Orchard are of concern. Repair will be requested.
- VI. Board issues:
 - The new Board is registered with Jefferson County
 - Aaron's name will be added to Bank Accounts.
- VII. Miscellaneous:
 - A resident had questions about no-parking signs at the emergency access. None of the Board members recall no-parking signs in that area.
 - Speeding through the neighborhood continues to be an issue. Both visitors and residents continue to drive faster than is considered safe.
 - The repair of the railroad ties in the common area is again noted and will be discussed at a future meeting.
- VIII. As always, please keep your speeds below 25 MPH, as a significant part of the charm of the neighborhood are the families that live here. The neighborhood is not that large and speeding only aggravates your neighbors, while saving you mere moments - just to wait for traffic on 44th Ave.
- IX. Meeting adjourned

Respectfully Submitted
Dan Knauss

Secretary