

## The Orchard Homeowners Association, Board of Directors

### Meeting Minutes

Date: September 18th, 2008  
Present: Anita Larson, Dale Anderson, Kathryn Gault, Aaron Bazar  
Subject: Board of Directors meeting

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- I. Call to Order by Anita
- II. Basic initial discussion points:
  - The tree in the common area was trimmed, satisfactorily.
  - Anita will contact the lawyer about whether what the contingencies should be for 2009 for HOA dues as they pertain to the foreclosed home. Kathryn will research whom we can bill for the dues if there is no occupant.
  - The homeowners' meeting is scheduled for 7:00 at the Fairmount firehouse at 4755 Isabella St. If a quorum is not reached then a subsequent meeting is scheduled for 7:30 for those present.
  - Dale will be unable to attend the Homeowners meeting due to conflicts.
- III. Design Review/Landscaping/Fence:
  - Dale will call to instigate the fence repairs now that we are in the later part of the year, primarily the fence work along the railroad track. After the sign repairs there is \$1800 budgeted for fence maintenance.
  - Per the fence contractor, the fence will last much longer with proper maintenance.
  - There is a homeowner report of a potential tree dead/dying/in need of attention near 44<sup>th</sup>; Dale will initiated work to remove the trees to as close to ground level as possible.
- IV. Railroad Tracks:
  - County Commissioner Kevin McCasky checked repair costs and estimated them at \$44,100. He has offered to attend our annual meeting, or send someone in his place to discuss.
- VI. Annual Meeting:
  - The annual meeting was scheduled at 7:00 PM on Oct 14<sup>th</sup> at the Fairmount Fire Department at 4755 Isabell St.
  - The Board, after consulting with a fence contractor, has decided to add the \$3,000 fence maintenance request to the budget again because there is more than enough work required to justify it.
  - There will be a vote on new officers. Please notify the Board prior to the meeting if you wish to be part of the Board next year. At current there are three positions available and three volunteers to fill those positions. There will be a vote for them on the proxy.
  - Aaron will scrap the old proxy form due to the confusion it causes.
- 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 44<sup>th</sup> Ave.

Meeting adjourned  
Respectfully Submitted  
Aaron Bazar  
Secretary