

The Orchard Homeowners Association, Board of Directors

Meeting Minutes

Date: June 24th, 2008
Present: Anita Larson, Ron Blain, Dale Anderson, Kathryn Gault, Aaron Bazar
Subject: Board of Directors meeting

- I. Call to Order by Anita
- II. Treasurer Report:
 - Attorney fees of \$1355 were incurred for the opinion letter regarding the fence, parked cars, and filing of liens.
 - Additional charge are expected for additional liens that will be filed pursuant to section 5.6 of our Covenants
 - HOA Bills are all paid to date
- III. Design Review/Landscaping:
 - The Board approved the burm at lot # 47, thank you for inquiries.
 - One fence repair job completed from wind damage.
 - There is a homeowner report of a potential tree dead/dying/in need of attention near 44th; Dale will investigate.
- IV. Board Issues:
 - Lot #13 has been foreclosed upon.
 - A lien has been filed for unpaid HOA dues.
 - The HOA attorney Rebecca Wallace Beattie is handling the paperwork
 - No board action is possible aside from awaiting the sale for remittance of unpaid dues.
 - Regarding Emails to the Board:
 - Nobody has stepped up to answer the idea of rewriting the Covenants.
 - The fence definition has been clear to the Board; the discussion on the issue is moot.
 - There will be no changes in dies payment dates, sorry if the communication regarding the fines for late payments was misstated. There is no effort underway to change to a monthly cycle, etc. The previous minutes detailed an effort to assess more penalties for non-payment of dues and establish dates for those penalties.
 - Any lot with unpaid dues by July 1st will have a lien attached for those dues:
 - Regarding the new sign for the entry
 - Aaron will take pictures and print them out for the summer meeting, feel free to check it out yourselves!
 - At the summer picnic the Board will present the three options that are generally available
 - The Board opinion is to upgrade it to a sandstone sign for longevity and neighborhood feel.
 - The signage effort has to come out of the reserve as there is no other place to take it from.
 - Board recruitment – several people are retiring and several have expressed interest in the positions, this is good news!
 - The Homeowners picnic has been scheduled to August 9th at 10:32!
 - Anita will post a sign on the mailbox.
 - Sheriffs' representatives will be there!
 - This will be an official meeting with voting on the sign, please plan on attending. The vote in question will be for signage upgrade/maintenance.
 - Bring your own drinks and a side to share!

- Dale will bring plates, flatware, and napkins!
- Ron is going to call Jefferson County about the rear entry gate.
- Kathryn is calling Coors about the abysmal state of the railroad tracks on 44th at Eldridge.
- Ron will call Jefferson County about the large cracks in the road at 46th.

VI. **NEW SIGNAGE!** The front sign is becoming dilapidated due to age. The Board would like to take action on complaints about it. The cost of repair to the current signs were estimated to be \$3000 and a like-amount bid was received to build new Sandstone engraved signage for the community entrance. As such the Board will **HOLD A VOTE** at the annual picnic (August 9th meeting) in the summer on whether to do this from the reserve funds. We will distribute proxy forms for this vote. The Board believes it to be in the best interest of all of our property values and the appearance of the neighborhood to keep the entrance looking professional and crisp. We will have more information available at the picnic, and hopefully sooner to answer concerns.

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.

Meeting adjourned
Respectfully Submitted
Aaron Bazar
Secretary